



## **Memorandum**

**Date:** **June 13, 2006**

**To:** **Planning Commission**

**From:** **Community Development Department**

**Subject:** **Zoning Amendment, ZA-05-09; Subdivision SD 05-10 & Development Agreement DA 05-08: Church-Alcini**

### **REQUEST**

A request for approval of a 3.5 acre, mixed use (44 units + 11,200 sq. ft. commercial space) Planned Unit Development PUD, a tentative map approval to subdivide 1.66-acre portion of the PUD into 14 single family attached lots and a request for approval of a development agreement.

### **RECOMMENDATION**

|                           |   |
|---------------------------|---|
| Environmental Assessment: | Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program                    |
| Application ZA-05-09      | Recommend City Council approval, subject to the findings and conditions contained in attached Resolution. |
| Application SD 05-10      | Recommend approval, subject to the findings and conditions contained in attached Resolution.              |
| Application DA 05-08      | Recommend City Council approval, subject to the findings and conditions contained in attached Resolution. |

### **SITE DESCRIPTION**

|                      |   |
|----------------------|---|
| Location:            | North side of Bisceglia Ave., between Monterey Rd. and Church St. |
| Zoning\General Plan: |   |
| Project Site:        | CC-R\Mixed Use  |
| North:               | CC-R\Mixed Use  |
| South:               | R-2 3,500\Multi-Family low  |
| East:                | ML\Industrial   |
| West:                | CG\General Commercial   |

## **BACKGROUND**

In November 2004, a General Plan application was filed requesting a land use change from General Commercial to Mixed Use for a 1.83 acre area located on the north east corner of the intersection of Monterey Rd. and Bisceglia Ave.

In January 2005, the Planning Commission agreed to the expansion of the General Plan amendment request to cover a 13.25 acre area located on the east side of Monterey Rd., south of Dunne Ave., west of Church and north of Bisceglia.

In March 2005, the 14-unit Church-Alcini (MC 04-15) project located on a 1.66 acre parcel on the west side of Church St. received residential building allotments for FY 2006-2007. In August 2005, the corresponding subdivision, rezoning and development agreement requests were received for processing. While the General Plan amendment request was still in process, a conceptual review received for the mixed use project on the 1.83 acre area on the corner of Monterey Rd. and Bisceglia Ave. In September 2005 staff requested the applicant combine the two projects into a single PUD.

On October 1, 2005, a RDCS application was filed for the adjacent 1.83 acre area on the east side of Monterey Rd. On October 19, 2005, the Council approved the General Plan amendment and rezone of the 13.25 acre area. In February 2006, the 30 unit/11,200 sq. ft. retail mixed-use development application Monterey-Alcini (MC 05-05) received 30 allocations for FY 2007-08.

Due to the change in land use designation, rezoning and allocation of two side by side projects by the same developer, staff requested that the developer merge the two projects into a single PUD.

## **PROJECT ASSESSMENT**

The 3.49 acre project site is located within the downtown core area and includes developed and undeveloped parcels. Existing development on the project site includes three, one-story single family detached structures, two of which are used as commercial buildings and a deteriorated paved parking area.

### **Environmental Assessment:**

Due to the existing and proposed development on the site, an expanded initial study was completed to evaluate the potential impacts that may result from development of the 3.49 acre site. The initial study identified the following as potential impacts.

#### **Cultural Resources:**

Due to the age (50+) of the structures on the site a cultural resources evaluation was completed. The evaluation concluded that the existing residences do not retain features that would have architectural significance or historic integrity. None of the buildings have been designated as cultural resources or are eligible for the California Register. The existing structures on the site were found not to be considered historically significant resources.

Biological

There are a total of 43 trees on the site. The majority of the trees are fruit trees or walnut trees. The project proposes to preserve only the large Atlas Cedar and redwood tree located on the front and side yard of the resident located 16820 Monterey Rd. All other trees are proposed to be removed by the project. Eight of the 43 trees qualify as significant per the City's Significant Tree ordinance. It appears that six of the eight may be preserved through minor site plan modifications. Several of the larger non indigenous trees may also be preserved within the proposed project park and landscape areas. As mitigation, a certified arborist is required to evaluate the proposed site plan and provide recommendations for preservation of existing healthy native and non-native trees. Any significant trees that are lost as a result of the project require replacement with box size specimen plantings.

No burrowing owls or signs of owls were detected during the site surveys due to the general lack of suitable habitat however the large trees create potential habitat nesting raptors. To mitigate potential impact to owls or raptors, pre-construction surveys are required.

Drainage

Development of the site will increase the amount of impervious surface. The increase in impervious surfaces on the project site would result in the increase of runoff from the site. To mitigate the increase in run off, the project proposes a common storm water detention pond within the center park area. The proposed detention pond would need to be sized to accommodate runoff from the development of the 3.5 acre site which should mitigate potential drainage impacts.

Noise

The primary source of noise affecting the project is from vehicular traffic on Monterey Rd. The noise contour map from the City's General Plan indicates that the noise levels along the west boundary of the project are estimated to be approximately 70 dBA Ldn and would decrease to 65 dBA Ldn at a distance of approximately 100 feet from Monterey Rd. Noise levels at the exterior façade of the mixed-use buildings would exceed 70 dBA Ldn. The mixed use buildings along Monterey Rd. and Bisceglia partially shield the open-space area and the 14 single family attached residences on the east side of the project site. The shielding affect of the mixed use buildings along with location of the park area 200 ft. back from Monterey Rd. will provide a noise level that is compatibility with the General Plan standard of 60 dBA L<sub>dn</sub>. Interior noise levels would need to meet the General Plan standard of 45 dBA Ldn. Acoustical analysis of the construction plans are required to specify mitigations for achieving interior levels of 45 dBA Ldn.

A Mitigated Negative Declaration has been prepared which contains mitigation measures which should reduce both long and short term impacts to less than significant levels.

**Zoning:** This Zoning Amendment would establish a precise development plan which contains the following: 12 single-family attached units. 2 single-family detached units. 30 multi-family residential units. 11,200 sq. ft. of ground floor commercial space. 115 space parking lot. A 6,173 sq. ft. park area which contains a 1000 sq. ft. recreation building, a detention pond and a tot lot with three activities and a gazebo.

The combined project layout is basically consistent with the individual RDCS applications but the once separate project amenities have been combined. The mixed use RDCS application (MC 05-05) had a 3,100 sq. ft. open space area with a 1000 sq. ft. recreation building located within the center of the parking lot area. The Church St. RDCS application (MC 04-15) proposed a 4,200 sq. ft. area that contained a tot lot and gazebo. Combining the common areas allows for a larger park area, shared amenities, a centralized storm water detention area and a combined HOA. The revised park area is farther away from the 30 multi-family units however, staff believes its relocation out of the parking lot area would make it more useable and enjoyable for the residents. It should be noted that a discrepancy exists in the location of the detention pond and recreation building between the two site plans provided. Staff recommends the configuration shown on the site plan provided by the Hagman Group dated May 15, 2006 because the recreation building is setback farther from lot 14. It is also recommended that additional park details such as the tot lot placement and gazebo be reviewed and approved by the Architectural and Site Review Board.

The parking required for the 44 unit PUD is 88 spaces. The proposed PUD exceeds the minimum requirement by providing 115 spaces within the parking lots area plus another 28 spaces within the single family attached portion of the project.

The lot sizes proposed within the single family attached portion of the project range from 2,550 sq. ft. to 6,082 sq. ft. Two of the 14 units are proposed as single family detached units consistent with the project's RDCS commitments. The units as proposed in the single family attached portion of the project meet the setback requirement of ordinances 1641 and 1700 however exceptions to the CC-R setback requirements (25' front, 20 ft. rear) are requested reducing the front and rear setbacks to 15 ft. on lots 3, 8 & 11 and 20 ft. front setbacks on lots 1, 2, 4, 5, 9, 10 & 12. To meet the 25 percent alternative garage type RDCS requirement, the project proposes 4 units with detached rear garages placed at 3-5 ft. from property line. Per code, detached accessory structures are to be no more than 12 ft. in height and setback a minimum of 5 ft. It is recommended that the detached garages meet the 5 ft. setback requirement but be allowed to 15 ft. in height so the roof pitch can match the residences.

The multi-family portion of the project meets the minimum setback standards of the CC-R zoning district (0 front, 0 rear, 0 interior side, and 15 ft. street side) for mixed use development. The maximum height of the multi-family structures would be 45 ft. with the tower elements allowed to a maximum of 50 ft. Representative elevation of the multi-family/commercial buildings have been provided which are consistent with the project's RDCS application.

The seven different models are proposed for the single family attached portion of the project. Four of the seven models have two elevations each which provides a repeat factor of less than 3.5 consistent with the project's RDCS commitment. The model proposed per lot, within the single family attached portion of the project, is shown on the proposed development plan, however, the elevation proposed per lot has not been noted. As a condition of the zoning approval, the single family attached portion of the project will need to provide the elevation information to the Architectural and Site Review Board for approval.

Each of the RDCs application has a single year of allocation, 14 allocations for FY 2007-08 and 30 for FY 2008-09, so the overall development will be completed in 2 phases. Improvements for each phase will be specified in the development agreement for MC 04-15 and MC 05-05.

#### **Proposed Vesting Tentative Map:**

Only the 1.66 acre single family attached portion of the project is seeking subdivision approval at this time. The vertical mixed use portion of the project will need a separate map to divide the units for sale as condominiums. The proposed vesting tentative map would be for 14 residential lots and the creation of the .31 acre park parcel. Reciprocal accesses easements and provisions for a single HOA and CC & Rs are also required prior to recordation of a final map. The majority of the lots as proposed meet the applicable city standards with the exception of lot 14 and 2 which fall 5-10 ft. below the 40 ft. lot width standard. It is recommended that the width of lot 14 be adjusted to 40 ft. by reducing the width of lot 13. Lot 2's location adjacent to the corner lot 3, allows for sufficient on-street parking so the reduced lot width at this location appears not to have a significant impact. Lots 2 and 5 lack rear yard access so access and maintenance easements are required over the adjacent lots as a condition of the subdivision approval. All of the modified setback units will need to meet the requirements of Ordinance 1641 and 1700.

#### **Development Agreement:**

Project development agreements are required as a formal contract between the developer and the City. The development agreement formalizes the commitments made during the Measure P process and establishes the development schedule for the project. The applicant is requesting approval of the project development agreement for the 14-unit single family detached portion of the precise development plan. The proposed development agreement covers the RDCS commitment made in application MC 04-15 only. The mixed use portion of the project requires a separate development agreement. The project specific commitments for MC 04-15 are identified in Paragraph 14 of the development agreement, and the development schedule is contained in Exhibit B. The development agreement is attached as Exhibit A of Development Agreement approval resolution. Staff recommends approval of the development agreement, as prepared.

ZA 05-09/SD 05-10/DA 05-08

Church-Alcini

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## **RECOMMENDATION**

Staff recommends approval of the zoning amendment, subdivision, and development agreement applications, subject to the findings and conditions contained in the attached resolutions.

### **Attachments**

1. Mitigated Negative Declaration and  
Mitigation Monitoring and Reporting Program
2. Resolution approving zoning
3. Resolution approving subdivision
4. Resolution approving development agreement
5. Vicinity Map
6. Project Plans

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## COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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### MITIGATED NEGATIVE DECLARATION

#### I. DESCRIPTION OF PROJECT:

**Date:** May 19, 2006      **Application #s:** ZA-05-09, SD-05-10, DA-05-08, EA-05-32, MC-04-15

**APN:** 817-01-061, 817-01-062, 817-01-063, and 817-01-064

**Project Title:** Church-Alcini Mixed-Use Development

**Project Location:** The project site is located north of Bisceglia Avenue between Monterey Road and Church Street in the City of Morgan Hill.

**Project Proponent:** Alcini Partnership

**Project Description:** The project proposes to rezone the approximately 3.5-acre project site from Central Commercial, Residential District to Planned Unit Development (PUD) to allow for the development of up to 14 single-family detached residential units, 30 multi-family attached residential units, and 11,200 square feet of commercial space on the project site.

#### II. DETERMINATION

In accordance with the City of Morgan Hill procedures for compliance with the California Environmental Quality Act (CEQA), the City has completed an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:

- Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are included in the project, and, therefore, this **MITIGATED NEGATIVE DECLARATION** has been prepared.

### **III. CONDITIONS (Mitigation and Avoidance Measures):**

#### *A. Air Quality:*

The following standard mitigation and avoidance measures are included in the proposed project to reduce potential construction related air quality impacts to a less than significant level:

- In accordance with the City of Morgan Hill Standard Conditions of approval, prior to recordation of the final map, the owner shall submit to the Community Development Director for his approval, a management plan detailing strategies for control of dust during construction of the project. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties.
- In addition, the Bay Area Air Quality Management District (BAAQMD) has prepared a list of feasible construction dust control measures that can reduce construction impacts to a level that is less than significant. The following construction practices would be implemented during construction of the proposed project as applicable:
  - Water all active construction areas at least twice daily.
  - Cover all trucks hauling soil, sand, or other loose materials or require all trucks to maintain at least two feet of freeboard.
  - Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
  - Use dust-proof chutes for loading construction/demolition debris onto trucks.
  - Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
  - Install gravel bags, fiber rolls, or other effective erosion control measures to prevent silt runoff to public roadways.

#### *B. Biological Resources:*

##### **Mitigation and Avoidance Measures:**

The following mitigation and avoidance measures are included in the proposed project to reduce impacts to protected trees to a less than significant level:

- Based on a certified arborist report submitted to the Community Development Director for review and approval, all existing healthy ordinance and non-ordinance size trees on the project site will be incorporated into the proposed project to the greatest extent feasible.
- All ordinance size trees removed by the proposed project will be replaced with box specimen native trees.
- Pursuant to the requirements of Morgan Hill Municipal Code, Chapter 12.32,

Restrictions on Removal of Significant Trees, future development will include an landscape plan that contains replacement tree plantings for all protected trees removed by the project, which will be subject to the review and approval of the Community Development Director.

Although not a significant impact, the project includes the following mitigation and avoidance measures to avoid adverse impacts to individual nesting raptors:

#### **Tree Nesting Raptors**

- Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most raptors in the Morgan Hill area extends from February through August.
- If it is not possible to schedule demolition and construction between September and January, then pre-construction surveys for nesting raptors shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). A report from the ornithologist documenting the survey will be provided to the Director of Community Development for review and approval, prior to the start of construction.
- If nesting raptors are located on or immediately adjacent to the construction area, a construction-free buffer zone (typically 250 feet) around the active nest will be established until the young birds have fledged.

#### **Burrowing Owls**

The developer shall participate in the Citywide Burrowing Owl Habitat Mitigation Plan, a mitigation program acceptable to the California Department of Fish and Game. In conformance with the City's Burrowing Owl Habitat Mitigation Plan, the project proposes the following measures to avoid direct and indirect impacts to burrowing owls:

- Pre-construction surveys shall be completed to determine if burrowing owls are present within the footprint of the proposed grading area, no more than 30 days prior to initiation of any construction-related activities. A report from the ornithologist documenting the survey will be provided to the Director of Community Development for review and approval, prior to the start of construction.
- Should burrowing owls be found on the site during the breeding season (February 1 through August 31), exclusion zones with a 250-foot radius from occupied burrows, shall be established. All project-related activities shall occur outside of the exclusion area until the young have fledged.
- If preconstruction surveys are completed during the non-breeding season and burrowing owls are observed on the site, the owls may be relocated upon approval of the California Department of Fish and Game once mitigation has been provided.

- The City of Morgan Hill has adopted a fee program that funds setting aside or managing Preserve Land to provide habitat for burrowing owls. Providing habitat for burrowing owls elsewhere offsets indirect and cumulative impacts from the loss of foraging and nesting habitat in the City during the current General Plan planning horizon. Prior to issuance of a building permit, the project applicant shall pay the Burrowing Owl Fee to offset the cost of implementing the Citywide Burrowing Owl Habitat Mitigation Plan.

*C. Cultural Resources:*

Although not a significant impact, the potential remains to uncover previously unrecorded prehistoric or historic cultural resources during ground disturbing construction activities. In the unlikely event that historic or prehistoric resources are uncovered during project construction, the following standard measures would be implemented:

- All construction within a radius of 50 feet of the find shall be halted, the Director of the Community Development Department shall be notified, and an archaeologist shall be retained to examine the find to make appropriate recommendations.
- If human remains are discovered, the Santa Clara County Coroner shall be notified. The Coroner shall determine whether or not the remains are Native American. If the Coroner determines that the remains are not subject to their authority, the coroner shall notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native American.
- If the Director of the Community Development Department finds that the cultural resource find is not a significant resource, work shall resume only after the submittal of a preliminary report and after provisions for reburial and/or ongoing monitoring are accepted. Provisions for identifying descendants of a deceased Native American and for reburial shall follow the protocol set forth in the CEQA Guidelines.
- If the site is found to be a significant archaeological site, a mitigation program shall be prepared and submitted to the Director of the Community Development Department for consideration and approval, in conformance with the protocol set forth in the CEQA Guidelines.

*D. Geology and Soils:*

The following standard mitigation and avoidance measures are included in the proposed project to reduce geology and soil impacts to a less than significant level:

- In accordance with the City of Morgan Hill Standard Conditions of Approval, the applicant shall provide the City of Morgan Hill Director of Public Works with a project-specific geotechnical report for review and approval, prior to issuance of building permits. The report shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

- In addition, the proposed project would conform to Title 24 of the California Code of Regulations (California Building Standards Code). Title 24 contains the regulations that govern the construction of buildings in California. The proposed project would be designed in accordance with Seismic Zone 4 building criteria, as described in the California Building Standards Code. Zone 4 criteria allow buildings to resist minor earthquakes without damage and major earthquakes without collapse.

*E. Hazards and Hazardous Materials:*

The following mitigation and avoidance measures are included in the proposed project to reduce hazardous material impacts to a less than significant level:

- A geophysical subsurface investigation shall be performed to determine if USTs or associated distribution lines are present on the project site.
  - If a UST is found, the UST will be removed under the supervision of the Santa Clara County Department of Environmental Health. If petroleum hydrocarbon contamination is encountered, it will be remediated as required by local, state, and/or federal regulations.
- The existing on-site well shall be abandoned per regulatory protocol and under the permit of the Santa Clara Valley Water District.
- As appropriate, a lead survey of painted surfaces and soil around the residence shall be performed prior to demolition. Requirements outlined by Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1 shall be followed during demolition activities, including employee training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.
- All potentially friable ACMs shall be removed in accordance with the NESHAP guidelines prior to building demolition or renovation that may disturb the materials. All demolition activities shall be undertaken in accordance with OSHA standards contained in Title 8 of the CCR, Section 1529, to protect workers from exposure to asbestos. Specific measures could include air monitoring during demolition and the use of vacuum extraction for asbestos-containing materials.
- A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.
- Materials containing more than one (1) percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations. Removal of materials containing more than one (1) percent asbestos shall be completed in accordance with BAAQMD requirements.

*F. Hydrology and Water Quality*

The following standard mitigation and avoidance measures are included in the proposed project to reduce hydrology and water quality impacts during project construction and operation to a less than significant level:

**Flooding**

- In accordance with Chapter 18.42, Flood Damage Prevention, of the City of Morgan Hill Zoning Code, the proposed project shall be designed to avoid damage and/or harm to future occupants from flooding.

**Water Quality**

- In accordance with the City of Morgan Hill Standard Conditions of Approval and the General National Pollutant Discharge Elimination System Storm Water Permit (NPDES) for Construction Activities, the project would prepare a Storm Water Pollution Prevention Plan (SWPPP) and an Erosion Control Plan (ECP). The plans would be submitted to the Director of Public Works for review and approval, prior to final map approval. The ECP and SWPPP would demonstrate how the project would eliminate or reduce non-stormwater discharges into the stormwater system, how discharges into the stormwater system would be monitored, and what Best Management Practices (BMPs) would be implemented by the project to avoid water quality impacts during construction (e.g., street sweeping, fiber rolls, temporary cover and/or permanent cover).
- All stormwater runoff from the project site would be diverted into the proposed on-site stormwater detention area. Prior to entering the stormwater detention area, the runoff would flow over grassy swales. The grassy swales would filter pollutants out of the stormwater and the detention area would allow sediment to settle out of the stormwater, prior to the stormwater entering the storm drainage system.

*G. Noise*

**Interior Noise Levels**

The following measures are included in the proposed project to reduce the interior noise levels of the proposed residences to a less than significant level:

- A project-specific acoustical analysis shall be prepared for the proposed project. The analyses shall meet the following noise reduction requirements:
  - Interior average noise levels shall be reduced to 45 dBA Ldn or lower to meet City and State standards. Interior maximum noise levels shall be reduced to 50 dBA in bedrooms and 55 dBA in all other habitable rooms.
  - Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all new units, so that windows could be kept closed at the occupant's discretion to control noise.

- Special building construction techniques will likely be required for the residential uses proposed along Monterey Road and possibly some of the single-family detached residences. These treatments include, but are not limited to, sound rated windows and doors, sound rated wall constructions, and acoustical caulking.
- The specific determination of what treatments are necessary will be completed on a residence-by-residence basis. Prior to issuance of a building permit, the results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City of Morgan Hill along with the building plans for review and approval

### **Construction Noise**

Although not a significant impact, the following standard construction noise measures are included in the proposed project to reduce construction noise impacts to a less than significant level:

- Construction activities shall be limited to the hours between 7:00 a.m. and 8:00 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. No construction activities should occur on Sundays or federal holidays (Consistent with Section 8.28.040 of the Morgan Hill Municipal Code).
- Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise generating equipment as far as possible from adjacent residential receivers.
- Acoustically shield stationary equipment located near existing residential receivers.
- Utilize "quiet" air compressors and other stationery noise sources where technology exists.
- The contractor shall prepare a construction plan identifying the schedule for major noise-generating construction activities (e.g., site grading). The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- A "Noise Disturbance Coordinator", responsible for responding to any local complaints about construction noise will be designated by the project applicant. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. The telephone number for the disturbance coordinator will be conspicuously posted at the construction site and included in notices sent to neighbors regarding the construction schedule.
- Prior to issuance of a building permit, the owner shall submit to the Community Development Director for approval, a management plan detailing strategies for control

of noise, dust and vibration, and storage of hazardous materials during construction of the project. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties.

#### IV. FINDING

The City of Morgan Hill Community Development Director hereby finds that the proposed project could have a significant effect on the environment; however, there would not be a significant effect in this case because mitigation measures summarized above and described in the Initial Study are included in the project.

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Kathy Molloy Previsich  
Community Development Director

Date: \_\_\_\_\_

# MITIGATION MONITORING AND REPORTING PROGRAM

CHURCH-ALCINI

ZA 05-09, SD 05-010, DA 05-08, MC 04-15



CITY OF MORGAN HILL

JUNE 2006

## **PREFACE**

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

On July 19, 2006, the Mitigated Negative Declaration was adopted for the Church-Alcini Mixed-Use Development project. The Initial Study/Mitigated Negative Declaration concluded that the implementation of the project could result in significant effects on the environment; therefore, mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program outlines these measures and how, when, and by whom they will be implemented.

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**CHURCH-ALCINI (ZA 05-09, SD 05-010, DA 05-08, MC 04-15)**

| Impact(s)          | Mitigation and Avoidance Measures  | Timeframe and Responsibility for Implementation   |   | Method of Compliance  | Oversight of Implementation              |
|--------------------|--|---|---|---|--|
|                    |  | Timeframe and Responsibility for Implementation   | Method of Compliance  |   |  |
| <b>AIR QUALITY</b> | <p>Earthmoving activities during construction could result in significant dust generation.</p> <ul style="list-style-type: none"> <li>• In accordance with the City of Morgan Hill Standard Conditions of Approval, prior to recordation of the final map, the applicant shall submit to the Director of Community Development, a management plan detailing strategies for dust control during construction of the project. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties.</li> <li>• In addition, the Bay Area Air Quality Management District (BAAQMD) has prepared a list of feasible construction dust control measures that can reduce construction impacts to a level that is less than significant. The following construction practices would be implemented during construction of the proposed project: <ul style="list-style-type: none"> <li>➤ Water all active construction areas at least twice daily.</li> <li>➤ Cover all trucks hauling soil, sand, or other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>➤ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.</li> <li>➤ Use dust-proof chutes for loading construction/demolition debris onto trucks.</li> <li>➤ Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</li> <li>➤ Install gravel bags, fiber rolls, or other effective erosion control measures to prevent silt runoff to public roadways.</li> </ul> </li> </ul> | <p>Prior to recordation of the final map, the applicant shall submit a dust control management plan to the Director of Community Development for review and approval. The BAAQMD construction dust control measures shall be incorporated in the plan.</p> <p>During construction, the project contractor shall implement the dust control management plan.</p> | <p>Dust control measures shall be implemented during all construction. All measures shall be printed on all construction documents, contracts, and project plans.</p> | <p>Dust control measures shall be incorporated in the plan.</p> | <p>Director of Community Development</p> |

| MITIGATION MONITORING AND REPORTING PROGRAM<br>CHURCH-ALCINI (ZA 05-09, SD 05-010, DA 05-08, MC 04-15) |  |  |   |  |  |
|--|--|--|---|--|--|
| Impact(s)  | Mitigation and Avoidance Measures  | Timeframe and Responsibility for Implementation  | Method of Compliance  | Oversight of Implementation              |  |
| <b>BIOLOGICAL RESOURCES</b>  |  |  |   |  |  |
| The proposed project would remove eight protected trees, including six native oaks.                    | <ul style="list-style-type: none"> <li>Based on a certified arborist report submitted to the Community Development Director for review and approval, all existing healthy ordinance and non-ordinance size trees on the project site will be incorporated into the proposed project to the greatest extent feasible.</li> <li>All ordinance size trees removed by the proposed project will be replaced with box specimen native trees.</li> <li>Pursuant to the requirements of Morgan Hill Municipal Code, Chapter 12.32, Restrictions on Removal of Significant Trees, future development will include a landscape plan that contains replacement tree plantings for all protected trees removed by the project, which will be subject to the review and approval of the Community Development Director.</li> </ul>   | <p>Prior to obtaining a tree removal permit, the applicant shall submit a certified arborist report and a landscape plan to the Director of Community Development for review and approval.</p> | <p>Tree protection and tree replacement measures shall be implemented during redevelopment of project site.</p> | <p>Director of Community Development</p> |  |
| <b>GEOLOGY AND SOILS</b>   |  |  |   |  |  |
| Soils on the project site are expansive, which can adversely affect building foundations and pavement. | <ul style="list-style-type: none"> <li>In accordance with the City of Morgan Hill Standard Conditions of Approval, the applicant shall provide the City of Morgan Hill Director of Public Works with a project-specific geotechnical report for review and approval, prior to issuance of building permits. The report shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.</li> <li>In addition, the proposed project would conform to Title 24 of the California Code of Regulations (California Building Standards Code). Title 24 contains the regulations that govern the construction of buildings in California. The proposed project would be designed in</li> </ul> | <p>Prior to the issuance of building permits, the applicant shall provide a project-specific geotechnical report to the Director of Public Works for review and approval.</p>                  | <p>Recommendations in the geotechnical report shall be implemented during construction.</p>                     | <p>Director of Public Works</p>          |  |

| MITIGATION MONITORING AND REPORTING PROGRAM<br>CHURCH-ALCINI (ZA 05-09, SD 05-010, DA 05-08, MC 04-15)   |  |   |   |   |                          |
|--|--|---|---|---|--------------------------|
| Impact(s)  | Mitigation and Avoidance Measures  | Timeframe and Responsibility for Implementation   | Method of Compliance  | Oversight of Implementation   |                          |
| accordance with Seismic Zone 4 building criteria, as described in the California Building Standards Code. Zone 4 criteria allow buildings to resist minor earthquakes without damage and major earthquakes without collapse. |  | Prior to the issuance of building permits, the applicant shall provide the results of the geophysical subsurface investigation to the Director of Public Works for review and approval. | If an UST is found, it will be removed and any contamination remediated as appropriate.                                     | (Director of Community Development?) and Santa Clara Department of Environmental Health |                          |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b>   |  |   |   |   |                          |
| An underground storage tank (UST) may be present on the project site. If present, a UST could create a hazard to the public or the environment.  | <ul style="list-style-type: none"> <li>• A geophysical subsurface investigation shall be performed to determine if USTs or associated distribution lines are present on the project site.           <ul style="list-style-type: none"> <li>➢ If a UST is found, the UST will be removed under the supervision of the Santa Clara County Department of Environmental Health. If petroleum hydrocarbon contamination is encountered, it will be remediated as required by local, state, and/or federal regulations.</li> </ul> </li> </ul> | All measures shall be printed on all construction documents, contracts, and project plans.  | The existing well shall be abandoned per regulatory protocol and under the permit of the Santa Clara Valley Water District. | The existing well shall be properly abandoned prior to construction grading.            | Director of Public Works |
| The existing groundwater well on the project site, if not properly closed, could provide a conduit and for foreign materials to enter the groundwater during construction.   | <ul style="list-style-type: none"> <li>• The existing on-site well shall be abandoned per regulatory protocol and under the permit of the Santa Clara Valley Water District.</li> </ul>  | All measures shall be printed on all construction documents, contracts, and project plans.  |   |   |                          |

| MITIGATION MONITORING AND REPORTING PROGRAM<br>CHURCH-ALCINI (ZA 05-09, SD 05-010, DA 05-08, MC 04-15)                               |   |  |  |                                 |
|--|---|--|--|---------------------------------|
| Impact(s)  | Mitigation and Avoidance Measures   | Timeframe and Responsibility for Implementation  | Method of Compliance   | Oversight of Implementation     |
| Demolition of the existing structures on the site could expose workers to asbestos, lead-based paint, and polychlorinated biphenyls. | <ul style="list-style-type: none"> <li>• As appropriate, a lead survey of painted surfaces and soil around the residences shall be performed prior to demolition. Requirements outlined by Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1 shall be followed during demolition activities, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead shall be disposed at landfills that meet acceptance criteria for the waste being disposed.</li> <li>• All potentially friable ACMs shall be removed in accordance with the NESHPAP guidelines prior to building demolition or renovation that may disturb the materials. All demolition activities shall be undertaken in accordance with OSHA standards contained in Title 8 of the CCR, Section 1529, to protect workers from exposure to asbestos. Specific measures could include air monitoring during demolition and the use of vacuum extraction for asbestos-containing materials.</li> <li>• A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.</li> <li>• Materials containing more than one (1) percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations. Removal of materials containing more than one (1) percent asbestos shall be completed in accordance with BAAQMD requirements.</li> </ul> | <p>Prior to issuance of building permits, the applicant shall provide documentation of the lead and asbestos survey to the Director of Public Works for review and approval.</p> | <p>Asbestos, lead-based paint and soil around residences shall be handled in conformance with state and federal regulations.</p> | <p>Director of Public Works</p> |

| MITIGATION MONITORING AND REPORTING PROGRAM  |   |  |  |                          |                             |
|--|---|--|--|--------------------------|-----------------------------|
| CHURCH-ALCINI (ZA 05-09, SD 05-010, DA 05-08, MC 04-15)  |   | Mitigation and Avoidance Measures  | Timeframe and Responsibility for Implementation  | Method of Compliance     | Oversight of Implementation |
| Impact(s)  | HYDROLOGY AND WATER QUALITY   |  |  |                          |                             |
| The project site is within a flood plain, which could damage the proposed improvements or harm future occupants of the proposed project. | <ul style="list-style-type: none"> <li>In accordance with Chapter 18.42, Flood Damage Prevention, of the City of Morgan Hill Zoning Code, the proposed project shall be designed to avoid damage and/or harm to future occupants from flooding.</li> </ul>  | Prior to the issuance of building permits, the applicant shall provide a flood damage prevention plan to the Director of Public Works for review and approval. | The flood damage prevention plan shall be incorporated into project plans and all measures shall be printed on all construction documents, contracts, and project plans. | Director of Public Works | Director of Public Works    |
| Project construction could degrade water quality downstream of the project site.   | <ul style="list-style-type: none"> <li>In accordance with the City of Morgan Hill Standard Conditions of Approval and the General National Pollutant Discharge Elimination System Storm Water Permit (NPDES) for Construction Activities, the project would prepare a Storm Water Pollution Prevention Plan (SWPPP) and an Erosion Control Plan (ECP). The plans would be submitted to the Director of Public Works for review and approval, prior to final map approval. The ECP and SWPPP would demonstrate how the project would eliminate or reduce non-stormwater discharges into the stormwater system, how discharges into the stormwater system would be monitored, and what Best Management Practices (BMPs) would be implemented by the project to avoid water quality impacts during construction (e.g., street sweeping, fiber rolls, temporary cover and/or permanent cover).</li> </ul> | Prior to the issuance of building permits, the applicant shall provide a SWPPP and ECP to the Director of Public Works for review and approval.                | The SWPPP and ECP shall be incorporated into project plans and all measures shall be printed on all construction documents, contracts, and project plans.                | Director of Public Works | Director of Public Works    |

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**CHURCH-ALCINI (ZA 05-09, SD 05-010, DA 05-08, MC 04-15)**

| Impact(s)  | Mitigation and Avoidance Measures   | Timeframe and Responsibility for Implementation  | Method of Compliance   | Oversight of Implementation                                |
|--|---|--|--|--|
| <p>Ongoing use of the proposed project could degrade water quality downstream of the project site.</p> <p>• All stormwater runoff from the project site would be diverted into the proposed on-site stormwater detention area. Prior to entering the stormwater detention area, the runoff would flow over grassy swales. The grassy swales would filter pollutants out of the stormwater and the detention area would allow sediment to settle out of the stormwater, prior to the stormwater entering the storm drainage system.</p> | <p>Prior to issuance of building permits, the applicant shall submit a Storm Drainage Study to the Director of Public Works for review and approval.</p>  | <p>The stormwater detention area and grassy swales shall be constructed during site redevelopment and all measures shall be printed on all construction documents, contracts, and project plans.</p> | <p>Director of Public Works</p>  |  |
| <p><b>NOISE</b></p> <p>Residences in mixed-use buildings along Monterey Road will be exposed to exterior noise levels greater than 60 dBA Ldn and the open space area and the single-family detached residences could also be exposed to exterior noise levels greater than 60 dBA Ldn.</p>  | <p>A project-specific acoustical analysis shall be prepared for the proposed project. The analyses shall meet the following noise reduction requirements:</p> <ul style="list-style-type: none"> <li>➢ Interior average noise levels shall be reduced to 45 dBA Ldn or lower to meet City and State standards. Interior maximum noise levels shall be reduced to 50 dBA in bedrooms and 55 dBA in all other habitable rooms.</li> <li>➢ Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all new units, so that windows could be kept closed at the occupant's discretion to control noise.</li> <li>➢ Special building construction techniques (e.g., sound rated windows and doors, sound rated wall constructions, and acoustical caulking) will likely be required for the residential uses proposed along Monterey Road and possibly some of the</li> </ul> | <p>Prior to issuance of a building permit, the project applicant shall submit a project-specific acoustical analysis to the Chief Building Official for review and approval.</p>                     | <p>Residential buildings shall be constructed to meet City and State of California noise standards. All measures shall be printed on all construction documents, contracts, and project plans.</p> | <p>Director of Community Development/Building Official</p> |

| MITIGATION MONITORING AND REPORTING PROGRAM<br>CHURCH-ALCINI (ZA 05-09, SD 05-010, DA 05-08, MC 04-15) |  |   |                      |                             |  |
|--|--|---|----------------------|-----------------------------|--|
| Impact(s)  | Mitigation and Avoidance Measures  | Timeframe and Responsibility for Implementation | Method of Compliance | Oversight of Implementation |  |
|  | <p>single-family detached residences.</p> <p>The specific determination of what treatments are necessary will be completed on a residence-by-residence basis. Prior to issuance of a building permit, the results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans for review and approval.</p> |   |                      |                             |  |

**SOURCE:** City of Morgan Hill, *Church-Alcini Initial Study, May 2006*.

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF MORGAN HILL RECOMMENDING  
APPROVAL OF A ZONING AMENDMENT TO  
ESTABLISH A PLANNED UNIT DEVELOPMENT ON A  
3.5 ACRE SITE LOCATED ON THE NORTHEAST  
CORNER OF THE INTERSECTION OF MONTEREY RD.  
AND BISCEGLIA AVE. (APNs 817-01-061, 062, 063 & 064)**

**WHEREAS**, such request was considered by the Planning Commission at their regular meeting of June 13, 2006, at which time the Planning Commission recommended approval of application ZA-05-09: Church-Alcini; and,

**WHEREAS**, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

**NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES  
RESOLVE AS FOLLOWS:**

**SECTION 1.** The proposed zoning amendment is consistent with the Zoning Ordinance and the General Plan.

**SECTION 2.** The zone change is required in order to serve the public convenience, necessity and general welfare as provided in Section 18.62.050 of the Municipal Code.

**SECTION 3.** An environmental initial study has been prepared for this application and has been found complete, correct and in substantial compliance with the requirements of California Environmental Quality Act. A mitigated Negative Declaration will be filed.

**SECTION 4.** The Planning Commission finds that the proposed Planned Unit Development zoning district is consistent with the criteria specified in Chapter 18.30 of the Morgan Hill Municipal Code.

**SECTION 5.** The Planning Commission recommends amendment to the City Zoning Map as shown in attached Exhibit "A".

**SECTION 6.** The Planning Commission hereby recommends approval of a precise development plan as contained in that certain series of documents dated January 25, 2006 (date of receipt by the Community Development Department) on file in the Community Development Department, entitled "Rancho Del Pueblo/Monterey Station" prepared by MH Engineering and as amended as follows:

- (1) The park layout configuration shown on the site plan provided by the Hagman Group dated May 15, 2006 shall be used.
- (2) Final park details such as the tot lot placement and gazebo shall be reviewed and approved by the Architectural and Site Review Board.

- (3) All floor plans & elevation shall be reviewed by the Architectural and Site Review Board (ARB) prior to final map approval. A site plan shall be provided to the ARB indicating where each model and elevation will be used.
- (4) Detached garages shall be setback 5 ft. and be a maximum of 15 ft. in height.
- (5) Development within this PUD shall function as a single project with common .31 acre park, shared park amenities, shared detention pond, reciprocal accesses easements, a single HOA and a single set of CC & Rs.

**SECTION 7:** These documents, as further amended by site and architectural review, show the exact location and sizes of all lots in this development and the location and dimensions of all proposed buildings, vehicle and pedestrian circulation ways, recreational amenities, parking areas, landscape areas and any other purposeful uses on the project.

**PASSED AND ADOPTED THIS 13<sup>TH</sup> DAY OF JUNE, 2006, AT A REGULAR MEETING  
OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:**

**AYES:           COMMISSIONERS:  
NOES:           COMMISSIONERS:  
ABSTAIN:        COMMISSIONERS:  
ABSENT:          COMMISSIONERS:**

**ATTEST:**

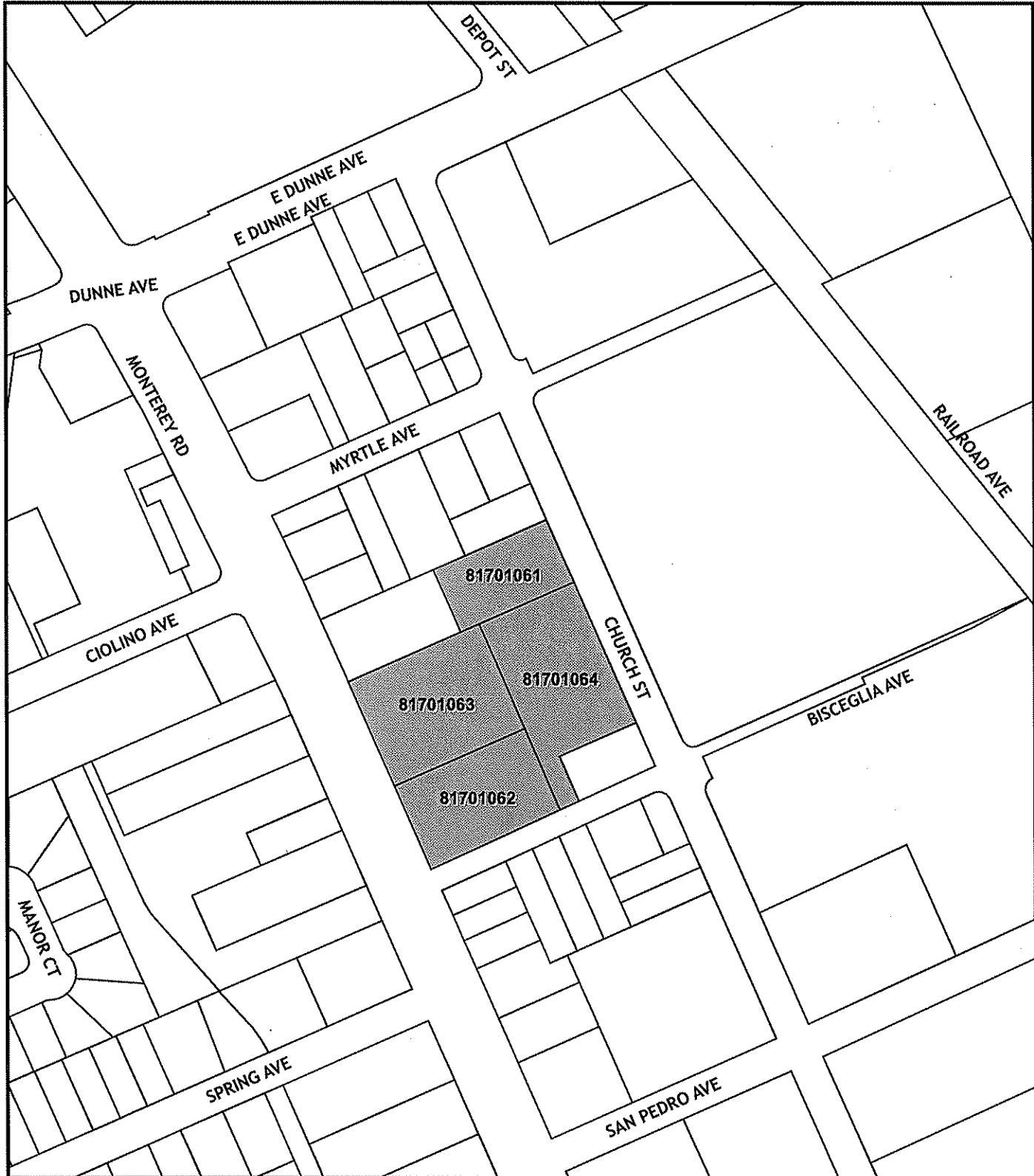
**APPROVED:**

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**FRANCES O. SMITH, Deputy City Clerk**

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**RALPH LYLE, Chair**



0    90    180    360    540    720  
[Scale Bar] Feet

## ZA-05-09: Church-Alcini

 Zone Change from CC-R to PUD 

## Exhibit A

This map was produced by the City of Morgan Hill Community Development Department. The data was collected from a variety of reliable sources. However, the City of Morgan Hill makes no representation as to its accuracy and disclaims any liability to persons who may rely upon it.



**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF MORGAN HILL APPROVING A TENTATIVE  
MAP FOR A 14-LOT SUBDIVISION OF A 1.66-ACRE SITE  
LOCATED ON THE NORTHWEST CORNER OF THE  
INTERSECTION OF CHURCH STREET AND BISEGLIA  
AVE. (APNs 817-01-061 & 064)**

**WHEREAS**, such request was considered by the Planning Commission at their regular meeting of June 13, 2006, at which time the Planning Commission approved application SD-05-10: Church-Alcini; and

**WHEREAS**, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

**NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES  
RESOLVE AS FOLLOWS:**

**SECTION 1.** The proposed zoning amendment is consistent with the Zoning Ordinance and the General Plan.

**SECTION 2.** An environmental initial study has been prepared for this application and has been found complete, correct and in substantial compliance with the requirements of California Environmental Quality Act. A mitigated Negative Declaration will be filed.

**SECTION 3.** The approval of this subdivision is contingent upon the City Council approval of a Residential Planned Development zoning designation as contained in Zoning Amendment application ZA 05-09: Church-Alcini.

**SECTION 4.** The proposed subdivision will not result in a violation of the requirements established by the Regional Water Quality Control Board.

**SECTION 5.** The approved project shall be subject to the conditions as identified in exhibit "A", and by this reference incorporated herein.

**PASSED AND ADOPTED THIS 13th DAY OF JUNE 2006, AT A REGULAR MEETING  
OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:**

**AYES:           COMMISSIONERS:**

**NOES:           COMMISSIONERS:**

**ABSTAIN:       COMMISSIONERS:**

**ABSENT:       COMMISSIONERS:**

**ATTEST:**

---

**FRANCES O. SMITH, Deputy City Clerk**

**APPROVED:**

---

**RALPH LYLE, Chair**

**A F F I D A V I T**

I, \_\_\_\_\_, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.

---

\_\_\_\_\_, Applicant

Date: \_\_\_\_\_

## EXHIBIT "A"

### STANDARD CONDITIONS

#### APPLICATION: Subdivision SD05-10: Church - Alcini

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE ISSUANCE OF BUILDING AND/OR SITE DEVELOPMENT PERMITS EXCEPT AS OTHERWISE SPECIFIED IN THE CONDITIONS. APPROVAL REQUIREMENTS ARE NOT LIMITED TO THE ITEMS LISTED BELOW AND NOT ALL OF THE STANDARD CONDITIONS ARE APPLICABLE TO THE SITE OF A SPECIFIC PLANNING APPLICATION.

THOSE CONDITIONS MARKED BY AN "X" ARE APPLICABLE TO THE PROJECT APPLICATION REFERENCED ABOVE.

#### COMMUNITY DEVELOPMENT DEPARTMENT

##### PLANNING DIVISION

- I. TIME LIMITS
  - A. The Site and Architectural approval granted under this Resolution shall remain in effect for one year to June 1, 2008. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. (MHMPC 18.74.250)  
 The Tentative Subdivision/Parcel Map approval granted under this Resolution shall remain in effect for two years to June 1, 2010.  
~~2008~~ Failure to apply for Final Map approval with the City Engineer within this term shall result in expiration of approval unless an extension of time is granted by the Community Development Department (parcel map)/Planning Commission (tentative map) prior to the expiration date. (MHMPC 17.20.170; 17.24.110)
  - C. The Conditional Use Permit approval granted under this Resolution shall remain in effect for twelve (12) months to \_\_\_\_\_.  
Failure to commence the use within this term shall result in \_\_\_\_\_.
  - D. \_\_\_\_\_
  - E. Prior to approval and recordation of the final map, written certification from the Morgan Hill Unified School District shall be submitted to the Community Development Department which states that adequate school facilities are or will be capable of accommodating students generated by this project. Such letter of certification must have been issued by the School District within 90 days prior to the final map approval.

## STANDARD CONDITIONS

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## II. SITE DEVELOPMENT

standing and the right (but not the obligation) to bring a court action against the Association and Owners to enforce such provision. In addition, the City shall be entitled to recover reasonable attorneys' fees and costs incurred in such action.

A. Prior to on-site grading, the applicant shall enter into an agreement with the City of Morgan Hill for consultant services. The City shall retain the services of a professional arborist to evaluate the condition of any on-site specimen tree(s) affected by construction activity, and recommend appropriate written specifications which will preserve such trees during and after construction. The City shall provide copies of said written specifications to the applicant, who shall assume responsibility for implementing all recommended actions contained in that document.

X B. The applicant shall provide a set of Covenants, Conditions and Restrictions, Bylaws and Articles of Incorporation, for review and approval by the City Attorney prior to final occupancy or recordation of the final map. All such CC&Rs shall include the following text:

### 1. Common Areas/Right of Ways:

a. The Owners recognize that the use, modification and proper maintenance of the Common Area and public right-of-way(s)\* are for the benefit of all citizens of the City of Morgan Hill (City) and that the City is an intended third party beneficiary of these covenants, conditions and restrictions and may, upon notice of hearing as set forth below, exercise the same powers of enforcement as the Association.

\*Public right-of-way: Exclusive of streets dedicated to and accepted by the City of Morgan Hill

- c. The Notice may also contain a date for a hearing on the matter before a City employee designated by the City (which hearing shall be held no sooner than fifteen (15) days after mailing of such notice), and if after such hearing the City determines that there has been inadequate maintenance, the City shall have the right (but not the obligation) to undertake the maintenance of the Common Area or public right-of-way in question. Any and all costs incurred by the City in so maintaining the Common Area or public right-of-way shall be a lien against all the properties included with the Project and shall be the personal responsibility of the Owners and the Association.
- d. The entire Project and all of the properties located thereon shall be subject to the conditions and restrictions of all subdivision and other Project approvals by the City, with respect to the Project. Any changes and/or modifications to the Project and/or any Unit, including but not limited to changes to the exterior of any Unit, may be subject to review and approval of the City of Morgan Hill as may be determined by review of the Project approvals by the City of Morgan Hill.
- e. This section may not be amended without the prior written consent of the Director of Community Development for the City. Nothing contained in this section shall limit any other right or remedy which the City may have under its ordinances or state law.
- f. For the purposes of this section, the question of whether there has been a breach of a maintenance obligation or adequate maintenance shall be determined by the provisions of the original Declaration as first recorded with the County Recorder for Santa Clara County and by any amendment thereto, but only to the extent that such maintenance

## STANDARD CONDITIONS

Page - 3 -

obligation or duty of maintenance is increased by such amendment.

structure. Trash enclosures shall be required in all commercial and industrial projects and in residential projects containing four or more dwelling units. (MHM<sup>C</sup> 18.74.505)

2. Tree and Landscape Preservation: The Owners of the Units and Association shall preserve and maintain all trees and landscape on the property originally required by the approved landscape plan and shall not remove or alter any such trees or landscape from the Property without the approval of the Director of Community Development of the City of Morgan Hill.

3 Compliance with the City of Morgan Hill Conditions of Approval: It shall be the responsibility of each Owner and the Association to insure that any changes or modifications to the Project or any Unit are in compliance with the original City conditions of approval of the Project, which are hereby incorporated herein as if set forth in full.

C. Final site development plans shall be reviewed and approved by the Community Development Department prior to issuance of a building permit. All such plans shall include:

1. Detail depicting all concrete curbs as full formed.
2. Provision of catalogue drawings depicting the proposed parking area lighting fixtures. Exterior lighting of the building and site shall be designed so that lighting is not directed onto adjacent properties and light source is shielded from direct off-site viewing. (MHM<sup>C</sup> 18.74.370)
3. Ramps, special parking spaces, signing and other physical features for the disabled, shall be provided throughout the site for all publicly used facilities. (MHM<sup>C</sup> 18.50.110; 18.74.470)
4. Trash enclosures shall be constructed of a sturdy, opaque material, minimum 6 feet in height with solid view obstructing gates and shall be designed in harmony with the architecture of the building(s). In residential areas, trash enclosure areas shall require an overhead shade

5. All mechanical equipment, including electrical and gas meters, post indicator valve, backflow prevention devices, etc., shall be architecturally screened from view or located interior to the building. All ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscaping. (MHM<sup>C</sup> 18.74.320) For additional screening, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow.

6. All existing on-site overhead utilities shall be placed underground in an approved conduit from the service connection at the street or at the property line to the service connection at the building.

✓D.

Recordation of a final map shall be in accordance with the number of building allotments granted through the Residential Development Control System (RD<sup>C</sup>S) for this project. Should a portion of the project's building allotment expire prior to final map approval, the number of lots on the final map shall be reduced to correspond to the remaining allotment. (MHM<sup>C</sup> 18.78.020)

✗E.

Prior to recordation of the final map, the owner shall submit to the Community Development Director for his approval, a management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties.

✗F.

Street names, private or otherwise, used to identify building locations shall be submitted to the Planning Division for approval.

## STANDARD CONDITIONS

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provided throughout the development to connect dwellings or commercial/industrial buildings with parking areas, open spaces and recreational uses.

### III BUILDING DESIGN

- A. All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be 5 ft. or greater to match the height of any proposed equipment. (MHM<sup>C</sup> 18.74.320)

- B. Roof top lighting is not approved for any building within the project. Any ground mounted lighting projecting onto the building or site will be subject to the review and approval of the Director of Community Development. Adjustment to the lighting intensity may be required after the commencement of the use. All parking lot lighting shall be high pressure sodium. (MHM<sup>C</sup> 18.74.320)
- C. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior. (MHM<sup>C</sup> 18.74.360)
- D. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building. (MHM<sup>C</sup> 18.74.340)

### IV. PARKING & VEHICULAR ACCESS

- A. The interior of any parking area shall be landscaped with planter areas measuring a minimum five feet in width, minimum inside dimension. Additional planters shall be provided at both ends of a row of spaces with the planter area length equal to the adjoining parking spaces. Such planters shall contain an 18" walk adjacent to parking stall (including curb width). (MHM<sup>C</sup> 18.74.550 C)

- B. Textured pedestrian pathways across circulation aisles shall be

|                |  |    |  |
|----------------|--|----|--|
| C.             | All units shall be provided with automatic garage door openers if driveway is less than 18 feet in depth from back of sidewalk.  | D. | Prior to final map approval or issuance of a building permit, the owner shall record an appropriate deed restriction and covenant running with the land subject to review and approval by the City Attorney for reciprocal ingress/egress easements along the common driveway and <del>property</del>      |
| V. LANDSCAPING | <p>A. The applicant shall enter into a two-year landscape maintenance agreement effective upon acceptance of landscaping improvements and provide an appropriate bond as required by Section 18.74.560(d) of the Design Review Ordinance. Bond amount shall be based on the assigned value of \$2.50 per square foot of area of planting and irrigation improvements. (MHM<sup>C</sup> 18.74.560)</p> <p>B. Detailed landscape planting and irrigation working drawings shall be submitted to the Community Development Department for approval prior to issuance of building permits. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal.</p> <p>C. Special landscape features such as mounding, field stones, specimen size trees, meandering sidewalks and landscaping, minimum _____ feet in width, shall be required along _____</p> | D. | Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this tract area shall be continuously maintained by <del>(the ) property</del> <del>owner/</del> Homeowner's Association as part of the common area improvements. |
|                |  |    |  |

## STANDARD CONDITIONS

Page - 5 -

provided for apartment, condominium, or townhouse projects prior to occupancy. Directory signs may also be provided for any multi-tenant commercial or industrial building. Location of the sign(s) shall be interior to the project and design of the directory sign(s) shall be approved by the Planning Division and Fire Department prior to issuance of building permits.

E. All trees within approved landscape plans shall be of a minimum fifteen gallon size. All shrubs shall be minimum 5 gallon size unless otherwise approved by the Community Development Director.

F. A soils report shall be provided with landscape plan at the building permit stage indicating agricultural suitability and soil fertility.

G. The balance of a building site not developed as part of this project approval shall be placed in landscaping acceptable to the Planning Division.

H. A note shall be placed on the final map which shall indicate that lot(s) \_\_\_\_\_ shall be used for no purpose other than for on-site storm drainage facilities and recreational amenities. All proposed trails, private open space and associated facilities shall be permanently secured with appropriate documentation [i.e., Deeds; Easements; Covenants, Conditions and Restrictions (CC&Rs), Dedication, Homeowners Association; etc.] .

I. The landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall be permitted with the approval of the Director of Community Development.

## OTHER CONDITIONS

### VII.

A.

It is recognized that the subject structure is proposed as speculative and the ultimate use is unknown at this time. Future commercial/industrial users of this site are subject to the City's commercial/industrial performance standards and may require use permit approval.

B.

The applicant for land use approval has received notice that the issuance of a building permit to implement such land use action may be suspended, conditioned or denied where the City Council has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of Morgan Hill or to meet discharge standards imposed by the California Regional Water Quality Control Board.

C.

The City of Morgan Hill currently may not have the sewage treatment capacity necessary to serve this project. Building permit issuance will not be allowed until and unless sewer capacity has been obtained for the project.

D.

Prior to development of the subject property, the applicant shall follow the recommendations of the Northwest Information Center, Sonoma State University, regarding the investigation of potentially-significant archeological resources on the site, and shall follow recommended actions for the preservation and protection of any resources discovered during such investigation before and during construction activity.

E.

Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this conditional-use permit. In addition, applicant shall pay all pre-  
Sedentary vision

### VI. SIGNS

A.

The applicants shall obtain Planning Division approval of a sign program prior to issuance of building permits. The terms of said sign program shall be included as a disclosure in all future leasing agreements affecting this parcel.

B.

The signs indicated on the plan set drawings are not approved with the subject site review application. Signs proposed for this development shall be designed in conformance with the Sign Ordinance and shall require separate application and approval by the Planning Division prior to installation of any signs.

C.

Directory monument sign(s) and location map(s) shall be

## STANDARD CONDITIONS

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tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.

H. The applicant shall be subject to compliance with the mitigation measures of the project environmental assessment.

I. 1. After project approval the applicant shall conduct a preconstruction survey to avoid the take of individual burrowing owls. The preconstruction survey shall be conducted not more than 30 days prior to construction to assure take avoidance of burrowing owls. If owls are observed during the preconstruction survey, no impacts to the owls or their habitat will be allowed during the nesting season (February 1 to August 31).

Submit two (2) signed copies of Approval Certificate/Resolution No. \_\_\_\_\_ to the Planning Division prior to issuance of building permits.

Prior to approval of the final map (or issuance of a building permit where no map is required), the property owner shall submit to the Planning Division two (2) signed notarized copies of the Development Agreement for the proposed project.

- I. a. If there are construction activities during the breeding season, and if burrowing owls are observed on, or within 250 feet of the project site during preconstruction surveys, a 250 foot protective buffer shall be established and monitored.
- b. If preconstruction surveys are conducted during the non-breeding season and burrowing owls are observed on the site, the owls may be relocated upon approval of the CDFG once mitigation has been provided (PLNG).

F.

G.

HOUSING DIVISIONVIII. GENERAL REQUIREMENTS

A. Relocation assistance in the form of a list of available rental units of similar price and in the same general area shall be provided each tenant, together with a relocation allowance equal to three (3) months rent at the tenant's rate in effect at the time final approval is granted. The rental list shall be updated weekly by the applicant until residences are vacated. A copy of all assistance plans shall be forwarded to the Housing Division for approval. Payment shall be made when relocation expenses are incurred or no later than the time the tenant vacates the premises. (MHHMC 15.30.050)

B. The Property Owner shall enter into agreement with the City to provide at least 10% of the for sale homes for participation in a below market rate (BMR) sales program approved by the Planning Division. The BMR participation agreement shall run with the land, and the provisions thereof shall be subject to review by City Attorney prior to recordation.

The BMR participation agreement shall include the following provisions:  
 - Family size shall be considered when a home is offered through the BMR program. No distinction shall be made between adults and children;  
 - BMR units must be affordable to families at or below the county's current median income as defined by the United States Department of Housing and Urban Development;  
 - The monthly housing cost shall include:  
 - unit purchase price  
 - current lending rates  
 - estimated taxes  
 - estimated insurance  
 - homeowner's association fee  
 - other expenses as determined by the lender  
 - Units shall be available only to first time home buyers as defined by the BMR program and who currently reside within the County of Santa Clara.  
 - BMR units shall be subject to resale restrictions under

individual agreements which shall be binding for a minimum of 45 years.

C. The Property Owner shall enter into agreement with the City to provide at least \_\_\_\_ of the units for participation in a below market rate (BMR) rental program approved by the Planning Division. The BMR participation agreement shall run with the land, and the provisions thereof shall be subject to review by City Attorney prior to recordation.

The BMR participation agreement shall include the following provisions:  
 Family size shall be considered when a rental unit is offered through the BMR program. No distinction shall be made between adults and children;

- \_\_\_\_ of the BMR units upon the issuance of the certificate of occupancy must be affordable to families at very low or below the County's current median income as defined by the United States Department of Housing and Urban Development and the remaining \_\_\_\_ BMR units must be affordable to families at low or below the County's current median income.

-Property Owner agrees not to convert units to condominiums for a period of twenty (30) years.

-Tenants will be selected from the City's waiting list.

-Property owner shall abide by the Program Guidelines incorporated herein by this reference.

D. The project is located in the Central Commercial-Residential (CC-R) zoning district and therefore must comply with the provisions of the Downtown Replacement Housing Program (DRHP). Those provisions may require that relocation assistance and/or on-site replacement housing be provided to current or past residents of the property. The applicable provisions of the DRHP must be satisfied prior to issuance of building permits for the subject project. (MC 15.30.050; 15.330.060)

E. Property Owner agrees to pay double the standard Housing mitigation fee.

## STANDARD CONDITIONS

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## BUILDING DIVISION

### IX. EXISTING STRUCTURES

- A. Existing building(s) where an occupancy change or use occurs, shall be made to comply with current Building Code for the intended use. (**UBC 3045**)
- B. Removal of existing sewage disposal facilities and connection to city services shall be required prior to final inspection. (**MHMC 13.24**)
- C. Additions to structures and/or a change in occupancy of use are required to install fire sprinklers. (**MHMC 15.08.070**)

### X. GRADING

- A. Prior to issuance of building permits, the applicant shall provide contract documents for on-site improvements including comprehensive site grading and drainage plan. Said plan shall provide for exportation of excess soil material as necessary. (**UBC, Appendix Chapter 33**)

- B. Prior to issuance of building permits, the applicant shall provide contract documents for on-site improvements including:
- 1) Comprehensive site grading and drainage plan. Said plan shall provide for exportation of excess soil material as necessary and controlled drainage of storm water away from building.

- 2) Comprehensive erosion control plan, including hydromulching or hand-seeding methods to be used in all graded or cleared areas. Said plan shall meet the minimum standards and specifications of the Loma Prieta Resource Conservation District.
- 3) All cuts and fills shall be at a 2:1 slope or less unless stabilized by a retaining wall or cribbing as approved by the City Engineer. Retaining walls that retain four feet or more measured from immediate grade shall be of concrete or masonry. (**MHMC 15.08.050**)

### XI. SITE DEVELOPMENT

- A. Prior to issuance of building permits, the applicant shall provide two copies of a soils (Geotechnical) engineering report prepared by a registered Civil (Geotechnical) Engineer. The report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading criteria for corrective measures, and opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes, per UBC Appendix Chapter 70. The report shall also include soil classification and foundation investigation as required by UBC Chapter 29. (**UBC, Appendix 33**)
- B. Prior to issuance of building permits, the applicant shall provide two copies of an engineering geology report, prepared by a registered Engineer Geologist. The report shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. (**UBC Appendix Chapter 33**)
- C. Record of survey required. Lot stakes to be set by registered Civil Engineer or licensed Land Surveyor prior to issuance of building permits. (**UBC 108.1**)
- D. Plans for all septic tank sewer systems shall be submitted to the Santa Clara County Environmental Health Department for review and issuance of a septic tank permit. Location of the approved septic tank leach field and expansion area shall be depicted on the revised site plan as part of a final submittal. (**MHMC 13.24**)

### XII. OTHER CONDITIONS

The applicant shall have an acoustical analysis prepared by a

## STANDARD CONDITIONS

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licensed professional, specifying the manner in which interior noise levels will be reduced to the required forty-five (45) dB(A). The details of noise attenuation recommended in the report will be subject to review and approval of the Chief Building Official prior to issuance of the building permit. **(UBC Appendix 1208)**

~~X~~B. Submit minimum six (6) complete sets of working drawings and specifications. Building plans shall be drawn at a minimum 1/4" scale. Minimum sheet size shall be 18" x 24". Submit minimum - six (6) complete sets of drawings for all commercial and or industrial buildings. **(UBC 106.3.3)**

~~X~~C. A demolition permit from the Building Division of the City of Morgan Hill is required prior to the demolition of any structure. All structures which are 50 years old or older must complete a 15 day posting requirement. All structures must obtain a permit

from the Bay Area Air Quality Control Board prior to demolition. **(MHM/C 15.60)**

~~X~~D. Permits for new structures or additions will require compliance with the Building Security Ordinance. Requirements such as the installation of dead bolts on doors, protection methods for windows, garage door security, commercial roof opening security, lighting at all exit doors, etc. may be required. **(MHM/C 15.40)**

~~X~~E. Permits for new structures or additions to existing structures will require the installation of fire sprinklers. **(MHM/C 15.08.070)**

All copper tube for water piping shall have a weight of not less than type "L". **(MHM/C 15.20.050)**

~~X~~F.

## STANDARD CONDITIONS

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## PUBLIC WORK DEPARTMENT

### ENGINEERING DIVISION

#### XII. GENERAL

A. The applicant shall cause the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. Should the applicant propose the use of development and/or construction standards for any improvement and/or land uses, which are different than those presently set forth in the City's codes and ordinances, such alternative standards must be presented and approved by the Director of Public Works. The applicant shall cause Standard Specifications and Standard Drawings to be prepared in a format to be approved by the Director of Public Works. (MHM<sup>C</sup> 17.32.080)

F. Enter into a Subdivision Improvement Agreement with the City of Morgan Hill to cover required improvements. (MHM<sup>C</sup> 17.32.160)

G. Reciprocal access easements and maintenance agreements ensuring access to all parcels and joint maintenance of all parcels, common roads, drives or parking areas shall be provided by CC&R's and by deed and shall be recorded concurrent with the map, or prior to issuance of building permit where no map is involved. (MHM<sup>C</sup> 17.20.340; 17.20.350)

H. The applicant shall submit a complete traffic study of the area affected by the proposed project. This study shall be subject to review and approval by the Public Works Director prior to the issuance of any City permits. All mitigating improvements outlined in the study shall be installed by the applicant at his expense. (MHM<sup>C</sup> 17.32.090)

I. Prior to final map approval or issuance of a building permit, the applicant shall pay  $\frac{1}{2}$  the cost of an improved median on \_\_\_\_\_ for that portion covering the project frontage. Said cost shall be determined by the City Engineer. (MHM<sup>C</sup> 3.44.020)

J. A map for assessment district reapportionment and reassessment spread shall be prepared and submitted to the City Engineer for review, approval and City submittal to the County Assessor. Said map shall be recorded concurrent with subdivision parcel map. (MHM<sup>C</sup> 17.20.350)

K. Pursuant to City Ordinance 982, the subject property will have reimbursement obligation to the City for lands acquired for street purposes and streets improved should those lands/street improvements abut or be included within subject property (MHM<sup>C</sup> 12.02.120 B).

L. IMPACT FEE INCREASE-The City of Morgan Hill, pursuant (MHM<sup>C</sup> 17.20.040)

#### F.

The applicant shall have a Final Map prepared by a registered engineer or licensed land surveyor delineating all parcels and easements created. There shall be concurrence in writing by PG & E, Telephone, Cable TV and any other affected agencies to all improvements and easements which are applicable to them. The number and locations of monuments shall be as required by the Public Works Department. (MHM<sup>C</sup> 17.20.200)

#### C.

The applicant shall submit as part of the improvement drawings for the project, profiles of all improvements in the subdivision and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the Director of Public Works prior to submittal of Final Map. (MHM<sup>C</sup> Sec 17.32.080)

#### D.

Obtain necessary encroachment permits from City of Morgan Hill/County of Santa Clara/State of California/Santa Clara Valley Water District, and provide guarantee covering off-site improvements. (MHM<sup>C</sup> 12.08.040 A)

#### E.

Modification of existing map to show (Storm Drain System) (Pavement widths) (Curve Radius) (Existing Utilities) on (MHM<sup>C</sup> 17.20.040)

## STANDARD CONDITIONS

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to City Code Chapter 3.56 has established ten specific categories of impact fees to finance the cost of improvements required by new development. The City Council has chosen to implement certain fees, withhold implementation of certain fees, and stage the implementation of certain fees. City Code Chapter 3.56.050 provides for automatic annual (July 1) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. Those fees which a developer elects to defer shall be subject to the fees in effect at the time of development of a lot (issuance of building permit). The City Public Works Department maintains historical records on the Engineering News Record Index. These records are available for inspection during normal business hours.

### STREET IMPROVEMENTS

- XIII. A. The applicant shall cause the design and construction of all new public and private streets serving the project. The design of all new public and private streets shall be consistent with both the General Plan Land Use and Circulation Element as well as the Street Standard Details as contained within the Public Works Standards Details. The construction of the streets shall be undertaken to the lines and grades and in a manner satisfactory to the Director of Public Works. All street improvements shall be constructed to the satisfaction of the Director of Public Works. The timing of the improvements will be determined by the City. (MHM 17.32.060)
- XIV. A. The applicant, at his or her expense, shall have a registered civil engineer prepare a complete sewer system capacity study of the on- and off-site sewer system which will service the project (both upstream and downstream). The study shall meet the approval of the Director of Public Works. All needed improvements shall be installed by the applicant. No downstream overloading of existing sewer system will be permitted. (MHM 17.32.090)
- XIV. B. The applicant shall cause to be undertaken the design and construction of sanitary sewer improvements including, but not limited to installation of sewer line extension on Site. Collection system shall include, but not be limited to manholes with manhole frames and covers, cleanouts, wye branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer. (MHM 17.32.020 C)
- XIV. C. All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements. (MHM 13.24.080)
- XV. A. A complete storm drainage study of the proposed development must be submitted showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the Director of Public Works. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted. (MHM 17.32.090)
- XV. B. The applicant shall cause the design and construction to be undertaken for a storm drainage collection system shown on the Tentative Map. All storm drain improvements shall be constructed to the satisfaction of the Director of Public Works. (MHM 17.32.020 B)
- XV. C. Collection system shall be designed to be capable of handling a year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Whereas, on-site
- XV. D. Dedication of the required corner cutoff at the intersection of Church & Biscaila right-of-way on Biscaila. (MHM 17.28.010)

## STANDARD CONDITIONS

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retention facilities shall be designed to a 100 year storm capacity. Items of construction shall include, but not be limited to Installation of storm line extension on *Surface* subsurface storm drain facilities, manholes with manhole frames and covers, catch basins and laterals. (MHHMC 17.32.080)

- X.D. Prior to final map approval the applicant shall complete the following to the satisfaction of the Santa Clara Valley Water District and Director of Public Works.
1. Storm drain calculations to determine detention pond sizing and operations.
  2. Plan describing how material excavated during construction will be controlled to prevent this material from entering the storm drain system.<sup>3</sup>
  3. Storm Water Pollution Prevention Plan.

X.E. Since the developed portion of this site encompasses more than 1 acres, a Storm Water Pollution Prevention Plan (SWPPP) will be required as a provision of the state's General National Pollutant Discharge Elimination System Storm Water Permit for Construction Activities. The SCVWD requests a copy of the SWPPP for their information (SCVWD).

F. Current Federal Emergency Management Agency Flood Insurance Maps show the site is located in Zone X, an area subject to less than 1 foot of flooding. SCVWD recommends that the lowest floor of any building be constructed a minimum of one foot above the potential depth of flooding or two feet above existing ground level to be free from flooding (SCVWD).

G. Land use for the hydrology of the PL-566 channel improvement project for this site is single family. Land use of greater intensity, as proposed, will require mitigation of the increased runoff due to development. Mitigation measures, such as a detention facility, will need to remain in place indefinitely after the PL-566 channel improvements are completed, or until a regional detention facility or additional channel improvements are constructed. Calculations for the sizing of the proposed detention facility and an analysis of the impacts in the event of a one percent flood should be provided for review of the SCVWD (SCVWD).

## **WATER SYSTEM**

A.. The applicant shall cause the design and construction to be undertaken of a domestic water system to the satisfaction of the Director of Public Works. The water system improvements shall be constructed within public easements or street rights-of-way to the satisfaction of the Director of Public Works and dedicated to the City. (MHHMC 17.32.090)

B.. Abandonment of any existing water well shall be in conformance with Santa Clara Valley Water District Ordinance 90-1. Location and disposition to be shown on the plan. Well(s) shall be properly registered with the SCVWD and either be maintained or abandoned in accordance with District standards.

C.. Installation of water line extension on *Site Q* (MHHMC3.44.010)

D.. Provide separate water services and meters for each lot. These are to be installed by developer. (MHHMC 17.32.020 D)

E.. Should the City determine that additional water storage capacity is required, the applicant shall pay a share of any necessary improvement costs. The timing and amount of payment (developer's proportionate share) may be based on City-wide usage) shall be determined by the Public Works Director. (MHHMC 3.44.010)

## **OTHER CONDITIONS**

A.. The owner shall dedicate all necessary utility easements. Each requirement shall be determined by the Director of Public Works, and shall be accompanied by appropriate legal descriptions. (MHHMC 17.28.010)

B.. The applicant shall cause the design and construction required to underground all electric, gas, Cable TV and communication lines within the development. Such design and construction shall be to the satisfaction of the affected utilities and the Director of Public Works. (MHHMC 17.32.020 E.1)

The final map on all major subdivision (5 or more lots) shall be approved by the City Council prior to issuance of a grading

C..

## STANDARD CONDITIONS

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permit. For minor subdivision (4 lots or less), the final map shall be signed by the City Engineer and the Planning Commission Secretary prior to issuance of a grading permit. (MHMCC 17.20.380; 17.24.210)

X.D. Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this tract area shall be continuously maintained by the Homeowner's Association.

X.E. Final landscape plans shall be submitted with and included as part of the improvement plans for the subdivision. (MHMCC 17.08.090)

**OFFICE OF JOINT POWERS PRETREATMENT**

**XVIII. COMMERCIAL AND INDUSTRIAL BUILDINGS**

- \_\_\_\_\_A. Restaurants' and food preparation facilities shall install grease interceptors. The type, size and location of said interceptors shall be to the approval of the Public Works Director and the Pretreatment Office.
- \_\_\_\_\_B. Installation of a sewer test manhole in lieu of a property line clean-out, shall be provided for each building, in accordance with standard city specifications. (MHM/C 13.20.270)
- \_\_\_\_\_C. Where a septic tank system is proposed, a copy of the approval permit from the Santa Clara County Environmental Health Department shall be filed with the Office of Joint Powers Pretreatment prior to issuance of a building permit.

**STANDARD CONDITIONS**  
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**FIRE DEPARTMENT**

|      |  |      |  |
|------|--|------|--|
| XIX. | <u>SITE DEVELOPMENT</u>  |      |  |
| X.A. | <u>Required Fire Flow.</u> Required fire flow for this project is <u>20</u> psi residual pressure. The required fire flow <u>≤</u> available from area water mains and fire hydrant(s) which are spaced at the required spacing. (UFC Appendix III-A)  | —G.  | flow hydrant shall be <u>20</u> GPM at 20 psi residual pressure. Prior to design, the project civil engineer shall meet with the fire department water supply officer to jointly spot the hydrant locations. (UFC 903.2)   |
| X.B. | Fire Hydrant Location Identifier: Prior to project final inspection, the general contractor shall ensure that an approved ("Blue Dot") fire hydrant location identifier has been placed in the roadway, as directed by the fire department.  | —H.  | Required Fire Flow Option (Single Family Dwelling). Provide required fire flow from fire hydrants spaced at a maximum of 500 feet OR provide an approved fire sprinkler system throughout all portions of the building. The fire sprinkler system shall conform to National Fire Protection Association Standard #13D, 1994 Edition, and local ordinance requirements. (UFC 903.2)   |
| C.   | <u>Automatic Fire Sprinkler System Required.</u> Buildings requiring a fire flow in excess of 2,000 GPM shall be equipped throughout with an approved automatic fire sprinkler system. The fire sprinkler system shall be hydraulically designed per National Fire Protection Association (NFPA) Standard #13, 1994 Edition. (UFC 1003.2 as amended by MHMC 15.44.040)   | —I.  | Water Supply for Fire Protection (Single Family Dwelling). Provide a water tank of <u>1,000</u> Gallons capacity and one <u>1</u> fire hydrant. Installations shall conform with Fire Department Standard Details and Specifications W-1. (UFC 903.2)  |
| D.   | Final Required Fire Flow. Required fire flow may be reduced up to 50% in buildings equipped with automatic fire sprinkler systems but, can be no less than 1,500 GPM. Therefore, the final required fire flow is <u>1,000</u> GPM at 20 psi residual pressure. This flow shall be taken from any two fire hydrants, on or near the site so long as they are spaced at a minimum spacing at 250 feet. (UFC Appendix III-A, Section 5)   | —J.  | Required Hydrant Installation(s). Hydrants shall be installed and spaced along the new or replacement water main installation(s) at a maximum spacing of <u>500</u> feet. Provide hydraulic calculations to show that required fire flow can be provided. (General Order 103)  |
| E.   | <u>Public Fire Hydrant(s) required.</u> Provide <u>2</u> public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and the <u>Morcom Hill Public Works</u> Water Company. Maximum hydrant spacing shall be <u>500</u> feet and the minimum single flow hydrant shall be <u>100</u> GPM at 20 psi residual pressure. If fire hydrants are already in place, include civil drawings showing location of all hydrants with the building permit submittal. (UFC 903.2) | X.K. | Private on-site Fire Service Mains and Hydrants. Installations shall conform to National Fire Protection Association Standard #24, and Fire Department Standard Details and Specifications W-2. (UFC 903.2) A separate installation permit from the Fire Department is required.   |
| F.   | <u>Private Fire Hydrant(s) Required.</u> Provide <u>1</u> private on-site fire hydrant(s) installed per NFPA Std. #24, at location(s) to be determined by the Fire Department. Maximum hydrant spacing shall be <u>100</u> feet and the minimum single   | X.L. | Timing of Required Water Supply Installations. Prior to the commencement of combustible construction, the required Fire Hydrant and Water Supply installations shall be in place, inspected, tested and accepted by the Fire Department unless otherwise approved in writing by the Fire Marshal. Bulk construction materials may not be delivered to the construction site until installations are completed as stated above. Clearance for building permits may be held until installations are completed. (UFC 901.3) |
| G.   |  |      | Location of Required Fire Protection System(s) Equipment. Location of Fire Hydrants, Fire Sprinkler System(s) Control  |

## STANDARD CONDITIONS

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Valves (PIV / OS&Y), Fire Department Connections (FDC) and Fire Alarm Equipment shall be coordinated with the Fire Department and the Project Planners. (UFC 1001.7.1; 1001.8)

M. Review of this Development proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

N. Review of these plans does not release the developer, architect, or contractor of the responsibility for the corrections of mistakes, errors or omissions contained therein.

O. This record contains standard wording for developmental review comments. The section(s) may be copied and pasted into other documents to save time and improve accuracy. Use of a standard format and standard wording has been requested by the cities and recommended by their respective city/town attorneys.  
**PARTS ARE LOCATED AT 97-0001-0004.**

P. Fire Apparatus (Engine) Access Roads Required. Prior to the commencement of combustible construction, an access roadways with a paved all weather surface and a minimum unobstructed width of 20 feet, vertical clearance of 13 feet, 6 inches shall be provided, with minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%, unless otherwise approved in writing by the Fire Marshal. Installations shall conform with Fire Department Standard Details and Specifications A-1. (UFC 902.2.2)

Q. Fire Department (Engine) Roadway Turn-around Required. Prior to the commencement of combustible construction the applicant shall provide an approved fire department engine roadway turn-around with a minimum radius of 36 feet outside and 23 feet inside unless otherwise approved in writing by the Fire Marshal. Installations shall conform with Fire Department Standard Details and Specifications A-1. Cul-de-sac diameters shall be no less than 72 feet. (UFC 902.2.2.4)

R. Emergency Gate/Access Gate Requirements. Open gates shall not obstruct any portion of the required access roadway or

driveway width. If provided, all locks shall be fire department approved. Installations shall conform with Fire Department Standard Details and Specifications G-1. (UFC 902.2.4.1)

S. Fire Lane Marking Required. Provide marking for all roadways within the project. Markings shall be per fire department specifications. Installations shall also conform to Local Government Standards and Fire Department Standard Details and Specifications A-6. (UFC 901.4.2)

T. Parking Along Roadways. The required width of fire access roadways shall not be obstructed in any manner. Parking shall not be allowed along roadways less than 28 feet in width. Parking will be allowed along one side of the street for roadways 28-35 feet in width. For roadways equal to or greater than 36 feet, parking will be allowed on both sides of the roadway. Roadway widths shall be measured face to face of curb. Parking spaces are based on an 8 foot wide space. (UFC 902.2.4.1)

U. Required Plans and Permits. Plans for fire apparatus access roads and fire hydrant systems shall be submitted to the Fire Department for review and approval prior to construction. Permits are required for the installation of all Private Water Supply, Tank, and Hydrant systems and must be issued to contractors prior to the start of installation of such systems. (UFC 901.2.2.1, 902.2.2.2)

V. Required Access to Water Supply Hydrants. Unless otherwise approved in writing by the Fire Marshal prior the issuance of building permit, Portions of the structure(s) are greater than 150 feet of travel distance from the centerline of the roadway containing public fire hydrants. Provide an on-site fire hydrant OR provide an approved residential fire sprinkler system throughout all portions of the building. (UFC 903.2)

W. Required Access to Buildings. Portions of the structure(s) are greater than 150 feet of travel distance along an accessible travel path from an approved fire apparatus access roadway or driveway. Provide an approved fire apparatus roadway/driveway and approved turn-around OR provide an approved type residential fire sprinkler system throughout all portions of the building. (UFC 902.2.1, 902.2.2.4)

## STANDARD CONDITIONS

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- X. Fire Department Key Box Required. The building shall be equipped with a permanently installed emergency access key lock box (Knox), conforming to Fire Department Standard Detail and Specification sheet K-1. At time of final inspection, access keys shall be provided to the fire department. (UFC 902.4)
- Y. Fire Apparatus (Engine) Access Driveway Required. Provide an access driveway with a paved all weather surface and a minimum unobstructed width of \_\_\_\_\_ feet, vertical clearance of 13 feet, 6 inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications D-1. (UFC 902.2.2)
- Z. Fire Department (Engine) Driveway Turn-around Required. Provide an approved fire department engine driveway turn-around with a minimum radius of 36 feet outside and 23 feet inside. Installations shall conform with Fire Department Standard Details and Specifications D-1. (UFC 902.2.4)
- AA. Location of Required Fire Protection System(s) Equipment. Location of Fire Hydrants, Fire Sprinkler System(s) Post Indicator Valves (PIV), Fire Department Connections (FDC) and Fire Alarm Equipment shall be coordinated with the Fire Department and the Project Planners. (UFC 1001.7.1, 1008.1)
- BB. Access to Buildings/Landscaping Requirements. Landscaping shall not obstruct Fire Department ladder access to buildings. Building Permit submittals shall include a landscape drawing which reflects the location of all landscaping. The plan shall show how Fire Department ladder access will be provided around all buildings. Provide approved walkways on all sides of the building(s) leading from the fire access roadway to the exterior openings of the building(s). (UFC 902.3.1)

- DD. Flagged Lots. Flagged lots shall conform with all access and water supply requirements in accordance with Fire Code Article 9. Contract Fire Department for applicable means of compliance. (District Policy)
- EE. Timing of Required Driveway Installations. Prior to the commencement of combustible construction the required driveway installations shall be in place, inspected, and accepted by the Fire Department unless otherwise approved in writing by the Fire Marshal. Bulk combustible construction materials may not be delivered to the construction site until installations are completed as stated above. Clearance for building permits also may be held until installations are completed. (UFC 901.3)
- FF. Fire Apparatus (Ladder Truck) Access Roads Required. Provide access roadways with a paved all weather surface and a minimum unobstructed width of 30 feet, vertical clearance of 13 feet, 6 inches, minimum circulating turning radius of \_\_\_\_\_ feet outside and \_\_\_\_\_ feet inside, a maximum slope of 10% and vehicle loading of \_\_\_\_\_,000 pounds. (UFC 902.2.2.1)
- GG. Fire Ladder Truck Set Up Area(s) Option. Provide Fire Department Ladder Truck Set Up Areas with a minimum unobstructed width of 30 feet and minimum length of 60 feet. Area shall support 75,000 pounds of gross vehicle weight. Area shall be paved or other engineered surfaces may be used with Fire Department approval. (UFC 902.2.2.1)
- HH. Secondary Access Required. Provide a secondary access point. Installation and Design of Secondary Access shall conform to Fire Department Standard Details and Specifications A-4. (UFC 902.2.1)
- II. Bridges/Driveways. The bridge shall be designed for a live load of 40,000 pounds as stated in Fire Department Standard Details and Specifications D-1 and in accordance with Article 90 of the Fire Code. (UFC 902.2.2.5)
- JJ. Premises Identification. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting

## STANDARD CONDITIONS

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the property. Numbers shall contrast with their background and be a minimum of four inches in height. (UFC 901.4.4)

KK. Building Code Review. Building Code review will be conducted upon receipt of a plans submittal and Building Permit Application from the local building department having jurisdiction.

LL. Hazardous Materials Compliance Review. Hazardous Materials Compliance review is not completed in the Development Review Process. Questions regarding Hazardous Materials may be directed to (408)378-4010 ext. 20.

MM. Review of Street Improvement Plans for  
Approved or Disapproved (as applicable). State reason for disapproval.

NN. The proposal presented under this application is acceptable to the Fire Department. Prior to performing any grading, demolition, construction or building modifications, the applicant shall make an application to, and obtain from the Building and Fire Department all necessary permits. The requirements or conditions, if stated above, shall be incorporated into the project drawings submitted for Building and Fire Department review.

OO. No Fire Department Requirements or Conditions. For the application submitted. Subsequent submittals will be reviewed for Fire Department compliance upon receipt.

PP. Preliminary Review Only. The requirements and conditions stated in this review are preliminary and are intended to be used for the purposes of project planning. An official Fire Department review of the project will be conducted upon receipt of a complete Building Permit Application and Plan Submittal that clearly shows all intended grading, demolition, construction or building modifications.

QQ. To prevent plan review and inspection delays, the Fire Department Developmental Review Conditions contained within this standard conditions checklist shall be restated as "notes" on all pending and future plan submittals, and any referenced diagrams shall be reproduced onto the future plan submittal.

RR. All new commercial building shall comply with standard specification SI-7 for construction site fire safety.

SS. All comments from review \_\_\_\_\_ are still in effect.

POLICE DEPARTMENT

XX. SITE DEVELOPMENT

- A. The applicant shall comply with applicable provisions of the City's building security ordinance. Exterior lighting shall comply with criteria specified in the Design Review Ordinance. (MHMPC 18.74.370)
- B. The common main entrance door to a multi-family residential building shall be coupled with a voice intercom and electric door controls for each living unit to monitor control of visitor access to the building's interior. There shall be no master keying of residential units.
- C. On directories used in a multiple family dwelling, the residents listed shall be by alphabetical listing only and shall not correspond to numbering of dwelling unit. (MHMPC 15.40.410)
- D. Where electronic security gates are provided to a development, a voice intercom or phone and electric gate control shall be provided. Gate location shall be designed to provide adequate area for turn around of vehicles.

following protective devices:

- Iron bars of at least one-half (½) inch round or one (1) inch x one-quarter (1/4) inch flat steel material no more than five (5) inches apart and securely fastened; or
- Iron or steel grills of at least one-eighth (1/8) inch thickness with mesh not to exceed two (2) inches secured with non-removable type screws. (MHMPC 15.40.250)

- C. All hatchway openings shall be secured with the following protective devices:

- If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen (16) gauge sheet steel, or its equivalent, attached with screws.
- The hatchway shall be secured from the outside with a slide bar or slide bolt with a minimum of one (1) inch throw. The use of a crossbar or padlock must be approved by the Fire Department.
- Outside hinges on all hatchway openings shall be provided with non-removable pins using pin-type hinges. (MHMPC 15.40.280)

- D.

- All air duct or air vent openings exceeding eight (8) inches x twelve (12) inches on the roof or exterior walls of any building shall be secured by covering the same with either of the following:

- Iron bars of at least one-half (½) inch round or one (1) inch x one-quarter (1/4) inch flat steel material, spaced no more than five (5) inches apart and securely fastened; or
- Iron or steel grills of at least one-eighth (1/8) inch thickness with mesh not to exceed two (2) inches and secured with non-removable type screws.

- If the barrier is on the outside, it shall be secured with galvanized round-head through bolts of at least three-eighths (3/8) inch diameter on the outside. (MHMPC 15.40.290)

BUILDING DESIGN

- A. Building shall be pre-wired to provide a hard wire burglar alarm system. This shall include any windows or doors at ground level and including any windows capable of being reached without ladders from the building's exterior. The wire shall be laid in conduit. This condition does not include the actual alarm system, but only the pre-wiring for desired hookup at a later date.

- B. All exterior transoms, glass skylights, and other openings of glass which are accessible from any surface on the premises shall be constructed of burglary-resistant glass or equally resistant glasslike material or secured on the inside with the

**PACIFIC GAS & ELECTRIC (PG&E)**

**XXII. UTILITY ACCESS**

A. Development plans shall provide for unrestricted utility access and avoid encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities. Examples of activities which could have an impact on PG&E facilities include permanent/temporary changes in grade over or under the facilities; construction of structures within or adjacent to PG&E easements; and planting of certain types of vegetation over or underneath gas and electric facilities respectively. Developers shall be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the proposed development (PG&E).

- H. Obtain encroachment permit prior to doing any work in the City's right of way or in connection with the City's utility system. (**Public Works**)
- I. Building plans will be reviewed by an acoustical specialist to identify any necessary measures that would be required to maintain interior average (Ldn) and maximum noise at acceptable levels prior to issuance of building permits. (**Planning**)
- J. Underground overhead utilities across project frontage. If utilities are located on the far side of the street, the applicant shall pay in-lieu fee for under grounding. (**Public Works**)
- K. Prior to final map approval, the developer must receive approval from the Post Office for the type and location of the mailbox(es). The locations shall be shown on the project improvement plans. (**Planning**)
- L. Public Works fees are required for this project and must be paid prior to the issuance of Building Permit. (**Public Works**)
- M. The developed portion of this site encompasses more than 1 acre, therefore a Notice of Intent must be filed with the State Water Resources Control Board (SWRCB) and a Storm Water Pollution Prevention Plan (SWPPP) will be required as a provision of the State's General National Pollutant Discharge Elimination System storm water permit for construction activities. A copy of the WID identification number, a SWPPP and a WID are required prior to the issuance of a grading permit. (**Public Works**)

**XXIII. OTHER CONDITIONS:**

A. Project shall comply with all Measure C commitments. (**Planning**)

B. Prior to final map approval, site, architectural and landscape plans shall be reviewed and approved by the Architectural and Site Review Board. (**Planning**)

C. The final map shall include a .31 acre park parcel. (**Planning**)

D. Reciprocal accesses easements and provisions for a single HOA and CC & Rs shall be included with the final map. (**Planning**)

E. Lot 14 shall be adjusted to 40 ft. in width. (**Planning**)

F. Provide a separate landscape water meter for common areas. Landscape water service shall be equipped with a backflow preventer per city standard detail W-3. (**Public Works**)

G. The number of utility cuts proposed on Church St. will require the applicant to grind and overlay Church St (curb to curb) across project frontage. (**Public Works**)

OTHER CONDITIONS CONTINUED:

- X N. To prevent pollution from construction activities, including sediment, from reaching East Little Llagas Creek, following the Santa Clara Urban Runoff Pollution Prevention Program's recommended Best Management Practices (BMP) for construction activities, as contained in "Blueprint for a Clean Bay," and the California Storm Water Construction BMP Handbook." (SCVWD)
- X O. Post-construction water quality mitigation should be implemented. The design of the site should incorporate water quality Mitigation measures such as shown in "Start of the Source, Design Guidance Manual for Storm water Quality Protection , Prepared for the Bay Area Storm water Management Agencies Association. (SCVWD)

- X P The project is located in Flood Zone AE, an area of 100 year flooding with a base flood elevation of 338. Development of the site shall comply with the City's Flood Prevention Ordinance.

## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF DEVELOPMENT AGREEMENT APPLICATION DA-05-08 FOR APPLICATION MC 04-15: Church - Alcini (APN 817-01- 061 & 064)**

**WHEREAS**, the City Council of the City of Morgan Hill has adopted Resolution No. 4028, establishing a procedure for processing Development Agreements for projects receiving allotments through the Residential Development Control System, Title 18, Chapter 18.78 of the Morgan Hill Municipal Code; and

**WHEREAS**, Sections 65864 through 65869.5 of the California Government Code authorizes the City of Morgan Hill to enter into binding Development Agreements with persons having legal or equitable interests in real property for the development of such property; and

**WHEREAS**, the Planning Commission, pursuant to Chapter 18.78.380 of the Morgan Hill Municipal Code, awarded 14 building allotments for application MC 04-15: Church-Alcini; and

**WHEREAS**, said development agreement request was considered by the Planning Commission at their meeting of June 13, 2006, at which time the Planning Commission recommended approval of development agreement application DA 05-08: Church-Alcini.

### **NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:**

**SECTION 1. ADOPTION OF DEVELOPMENT AGREEMENT.** The Planning Commission hereby recommends to the City Council, adoption of the Development Agreement DA 05-08: Church-Alcini attached to this Resolution as Exhibit A.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF JUNE 2006, AT A REGULAR MEETING OF  
THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:**

**AYES:           COMMISSIONERS:**

**NOES:           COMMISSIONERS:**

**ABSTAIN:       COMMISSIONERS:**

**ABSENT:       COMMISSIONERS:**

**ATTEST:**

**APPROVED:**

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**FRANCES O. SMITH**  
Deputy City Clerk

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**RALPH LYLE, Chair**

# **EXHIBIT A**

## **RECORD AT NO FEE PURSUANT TO GOVERNMENT CODE SECTION 6103**

Recorded at the request of  
and when recorded mail to:

City of Morgan Hill  
Community Development Department  
17555 Peak Avenue  
Morgan Hill, CA 95037

### **RESIDENTIAL DEVELOPMENT AGREEMENT**

This Agreement entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by  
and between \_\_\_\_\_, under the Agreement, ("Property Owner") and  
the CITY OF MORGAN HILL, a municipal corporation organized and existing under the laws  
of the State of California (the "City").

#### **RECITALS**

This Agreement predicated upon the following facts:

A. Government Code Sections 65864-65869.5 authorize the City of Morgan Hill to  
enter into binding development agreements with persons having legal or equitable interests in  
real property for the development of such property;

B. Under Section 65865, the City of Morgan Hill has adopted rules and regulations  
establishing procedures and requirements for consideration of Development Agreements as  
contained in Title 18, Chapter 18.80 of the City of Morgan Hill Municipal Code;

C. The parties hereto desire to enter into a Development Agreement and proceedings  
have been taken in accordance with the City's rules and regulations;

D. The City of Morgan Hill has found that the Development Agreement is consistent  
with the General Plan and commitments made through the Residential Development Control  
System of the City of Morgan Hill (Title 18, Chapter 18.78 of the Municipal Code);

E. In light of the substantial commitments required to be made by Property Owner  
and in exchange for the consideration to be provided to the City by Property Owner as set forth  
herein, the City desires to give Property Owner assurance that Property Owner can proceed with  
the project subject to the existing official policies, rules and regulations for the term of this  
Development Agreement;

F. On \_\_\_\_\_, 2006, the City Council of the City of Morgan Hill adopted  
Ordinance No. \_\_\_\_\_, New Series approving the Development Agreement with the Property  
Owner, and the Ordinance thereafter took effect on \_\_\_\_\_, 2006.

NOW, THEREFORE, the parties agree:

1. Definitions. In this Agreement, unless the context otherwise requires:

(a) "City" is the City of Morgan Hill.

(b) "Project" is that portion of the development awarded building allotments as part of the Residential Development Control System by the City of Morgan Hill.

(c) "Property Owner" means the party having a legal or equitable interest in the real property as described in paragraph 3 below and includes the Property Owner's successor in interest.

(d) "Real Property" is the real property referred to in Paragraph 3 below.

2. Exhibits. The following documents are referred to in this Agreement, attached and made a part by this reference:

Exhibit "A" - Development Allotment Evaluation

Exhibit "B" - Development Review and Approval Schedule

Exhibit "C" - Legal Description of Real Property

In the event there is any conflict between this Development Agreement and any of the Exhibits referred to above, this Development Agreement shall be controlling and superseding.

3. Description of Real Property. The real property which is subject to this Agreement is described in Exhibit "C".

4. Interest of Property Owner. Property Owner represents that he has a legal or equitable interest in the real property.

5. Assignment. The right of the Property Owner under this agreement may not be transferred or assigned unless the written consent of the City is first obtained which consent shall not be unreasonably withheld. The Property Owner shall provide the City with names, address, and phone numbers of the party to whom the property is to be transferred and Property Owner shall arrange an introductory meeting between the new owner, or his agent, and City Staff to facilitate consent of the City.

6. Recordation of Development Agreement. No later than ten (10) days after the City enters into this Agreement, the Clerk of the City shall record an executed copy of this Agreement in the Official Records of the County of Santa Clara. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, successors in interest to the parties to this Agreement; provided, however, that this Agreement shall not be binding upon any consumer, purchaser, transferee, devisee, assignee or any other successor of Property Owner acquiring a completed residential unit comprising all or part of the Project.

7. Relationship of Parties. Property Owner and the City agree that each is not the agent of the other for purposes of this Agreement or the performance hereunder, and Property Owner is an independent contractor of the City.

8. City's Approval Proceedings for Project. On March 1, 2005, the City of Morgan Hill approved a development plan for the real property as part of its Residential Control System Review. This approval is described in proceedings designated File No. MC-04-15: Church-Alcini, on file in the office of Community Development to which reference is made for further particulars. The development plan provides for the development of the property as follows:

Construction of 14 residential units as approved by the City of Morgan Hill Planning Commission.

9. Changes in Project.

(a) No substantial change, modification, revision or alteration may be made in the approved development plan without review and approval by those agencies of the City approving the plan in the first instance, which approval shall not be unreasonably withheld. No minor changes may be made in the approved development plan without review and approval by the Director of Community Development of the City, or similar representation if the Director is absent or the position is terminated, which approval shall not be unreasonably withheld.

(b) Any change specified herein and approved by this Development Agreement shall be deemed to be an allowable and approved modification to the Development Plan.

(c) In the event an application to change, modify, revise or alter, the development plan is presented to the Director of Community Development or applicable agencies of the City for review and approval, the schedule provided in Exhibit "B" shall be extended for a reasonable period of time as agreed to by the parties hereto to accommodate the review and approval process for such application.

(d) In the event the developer is unable to secure construction liability insurance because the project contains attached dwellings, the developer may convert the attached units into zero lot line or reduced setback detached units, subject to the review and approval of the Architectural Review Board. A zero lot line or reduced setback detached unit is defined as a dwelling physically separated from an adjacent dwelling on a separate lot of record but architecturally connected by a design element to give the appearance of attachment. In order to qualify for zero lot line or reduced setback detached units, evidence shall be provided to the City that the developer is unable to obtain construction liability insurance due specifically to the attached dwellings. This provision is contingent upon City Council approval of amendments to Title 18 of the Morgan Hill Municipal Code (the Zoning Code) to allow zero lot line or reduced setback detached units.

10. Time for Construction and Completion of Project.

(a) Securing Building Permits and Beginning Construction. Unless excused from performance as provided in paragraph 27 hereof, Property Owner agrees to secure building permits by (see Exhibit "B") and to begin construction of the Project in accordance with the time requirements set forth in the Uniform Building Code and the City's Residential Development Control System (see Exhibit "B") as these exist on the date of execution of this Agreement. In the event Property Owner fails to comply with the above permit issuance and beginning construction dates, and satisfactory progress towards completion of the project in accordance with the Residential Development Control System, the City, after holding a properly noticed hearing, may rescind all or part of the allotments awarded to the Property Owner and award said allotments to the next Residential Development Control System applicant who has qualified for such allotments.

(b) Progress Reports Until Construction of Project is Complete. Property Owner shall make reports to the progress of construction in such detail and at such time as the Community Development Director of the City of Morgan Hill reasonably requests.

(c) City of Morgan Hill to Receive Construction Contract Documents. If the City reasonably requests copies of off-site and landscaping contracts or documents for purpose of determining the amount of any bond to secure performance under said contracts, Property Owner agrees to furnish such documents to the City and the City agrees to maintain the confidentiality of such documents and not disclose the nature or extent of such documents to any person or entity in conformance with the requirements of the California Public Records Act.

(d) Certificate of Completion. Within thirty (30) days after completion to the City's satisfaction of 25% of the total number of units, the City shall provide Property Owners with an instrument in recordable form certifying completion of that portion of the project. Within thirty (30) days after completion to the City's satisfaction of 50% of the total number of units, the City shall provide Property Owners with an instrument in recordable form certifying completion of that portion of the project. Within thirty (30) days after completion to the City's satisfaction of 75% of the total number of units, and after all public and private improvements have been completed to the City's satisfaction, the City shall provide Property Owners with an instrument in recordable form certifying completion of that portion of the project. Within thirty (30) days after completion to the City's satisfaction of 100% of the total number of units, the City shall provide Property Owners with an instrument in recordable form certifying completion of the entire project. Upon issuance of the certificate of completion for 100% of the total units, this Development Agreement shall be deemed terminated as to the entire project.

11. Hold Harmless. Property Owner agrees to defend and hold the City and its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury including death or claims for property damage which may arise as a result of the construction of the project by the Property Owner or his contractor, subcontractor, agent, employee or other person acting within the course and scope of the authority of Property Owner.

Property Owner further agrees to hold the City and its officers, agents, employees, and representatives harmless from liability for damages or claims for damages suffered or alleged to have been suffered as a result of the preparation, supply, and/or approval of the plans and specifications for the project by the City or its officers, agents, employees or representatives.

Nothing herein shall require or obligate Property Owner to defend or hold the City and/or its officers, agents, employees and representatives harmless from or against any damages, claims, injuries, death or liability resulting from negligent or fraudulent acts of the City or its officers, agents, employees or representatives.

12. Insurance. Property Owner shall not commence actual construction under this Agreement until Property Owner has obtained insurance as described herein and received the approval of the City Attorney of Morgan Hill as to form and carrier, which approval shall not be unreasonably withheld. Property Owner agrees to maintain such insurance from a date beginning with the actual commencement of construction of the Project and ending with the termination of the Agreement as defined in Paragraph 20.

(a) Compensation Insurance. Property Owner shall maintain Worker's Compensation Insurance for all persons employed by Property Owner at the site of the Project, not including the contractor and or subcontractors on the site. Property Owner shall require each contractor and subcontractor similarly to provide Worker's Compensation Insurance for themselves and their respective employees. Property Owner agrees to indemnify the City for damage resulting from its failure to obtain and maintain such insurance and/or to require each contractor or subcontractor to provide such insurance as stated herein.

(b) Public Liability and Property Damage Insurance. Property Owner agrees to carry and maintain public liability insurance against claims for bodily injury, death or property damage to afford protection in the combined single limit of not less than One Million Dollars (\$1,000,000).

(c) Additional Insured. Property Owner shall obtain an additional insured endorsement to the Property Owner's public liability and property damage insurance policy naming the City, its elective and appointive boards, commissions, agents, and employees, as additional insured.

13. Cancellation of Insurance. On or before the commencement of actual construction of the Project, Property Owner shall furnish the City satisfactory evidence that the insurance carrier selected by the Property Owner and approved by the City will give the City of Morgan Hill at least ten (10) days prior written notice of cancellation or reduction in coverage of a policy.

14. Specific Restrictions on Development of Real Property. Notwithstanding the provisions of land use regulations otherwise applicable to the real property by virtue of its land use designation of Mixed Use and zoning classification of PUD, the following specific conditions of the Residential Development Control System building allotment approval govern the use of the property and control over provisions in conflict with them, whether lots are developed by the Property Owner or by subsequent property owners:

(a) Permitted uses of the property are limited to the following:

The Tentative map, Grading Plans and Precise Residential Development Plans as approved by the City of Morgan Hill Planning Commission and Site and Architectural Review Process.

(b) Maximum density (intensity of use) is:

That shown on the Vesting Tentative map and Grading Plans and Precise Residential Development Plans as approved by the City of Morgan Hill Planning Commission and Site and Architectural Review Process.

(c) Maximum height for each proposed building is:

That height shown on the Architectural plans as approved by the City of Morgan Hill under Site and Architectural Review Process.

(d) Landscaping and recreational amenities, as shown on Site, Architectural, Landscape and Grading Plans as approved by the City of Morgan Hill Planning Commission and Site and Architectural Review Process.

(e) All public improvements shall be installed by the Property Owner along property frontages to the satisfaction of the Public Works Department consistent with the Site, Architectural, Landscape and Grading Plans as approved by the City of Morgan Hill Planning Commission and Site and Architectural Review Process.

(f) All architectural features and materials for all structures shall be constructed as shown on the Architectural plans as approved by the Site and Architectural Review Process.

(g) Property Owner agrees to any other reasonable condition of approval resulting from subdivision, site review and environmental review, which conditions are on file with the City.

(h) development: Property Owner agrees to include the following School features in the

(i) Property Owner agrees to pay the district-adopted developer fees as provided by the Leroy F. Greene School Facilities Act of 1998.

(ii) Provide off-site safety improvements valued at \$3,300 per unit based on the Safe Walking Route to School Study or; Any other improvements equal to \$3,300 per unit to be determined by the Morgan Hill Unified School District

(i) Property Owner agrees to include the following Open Space improvements in the development:

(i) All parks and open space within the project will be maintained by a neighborhood homeowners association.

(ii) Project has committed to pay double the per unit Downtown Open Space Amenity fee in an amount equal to the most recent adjusted open space fee. The amount of the open space fee shall be based on the average cost per dwelling unit for an equivalent Transferable Development Credit TDC, and will be collected on a per unit basis at the time of the issuance of a building permit. The current open space rate is \$36,880 per TDC which equals \$1,475.20 per unit (based upon the cumulative project to date ratio of one TDC for every twenty-five dwelling units proposed.) The open space fee shall be adjusted annually in accordance with the annual percentage increase or decrease in the median price of a single-family detached home in Santa Clara County. The base year from which the annual percentage change is determined shall be January 1, 2005.

(j) Property Owner agrees to include the following **Public Facility** features in the development:

- (i) The project shall grid water mains into the existing water system.
- (ii) The project drainage shall be consistent with the City's storm drain system.
- (iii) Project commits to install public facilities as directed/designated by City at a cost of at least \$4,400, over and above other commitments, per allocated unit or contribute \$4,400 to the Measure C, Capitol Improvement Fund.
- (iv) Project storm drain lines that are to be maintained by the city will be constructed entirely within the paved area of the street (curb to curb), or in a location acceptable to the Director of Public Works.
- (v) Applicant will contribute \$ 1100 per unit to the Local Drainage Non-AB1600 fund for off-site storm drainage improvements, in addition to payment of standard fees.
- (vi) In-lieu of the widening of Bisceglia Ave. from Church St. to Monterey Rd. at \$4,102 per unit, the developer will contribute \$4,102 to the Measure C Capitol Improvement Fund. In addition, the developer must make up the difference (\$6600-\$4100) at \$2500 per unit which will also be contributed to the Measure C Capitol Improvement Fund.

(k) The Property Owner agrees to provide the following **Park and Recreation** improvements:

- (i) In addition to payment of standard park fees, the applicant will pay the lesser of triple the required in lieu park fees up to \$ 6600 per unit.
- (ii) The project will install the following pedestrian and bicycle improvements beyond the project frontage:
  - The developer agrees to provide one- quarter mile of Class II bike lane improvements per 10 units along Church or per city preference that conforms to this criteria.
- (iii) The project shall provide the following park amenities within the proposed park: Landscaping, shade trellis and tot lot with minimum of 3 activities.

(I) Property Owner agrees to include the following Housing Types & Housing Needs in the development:

(i) Project shall provide the following housing types:

2 Moderate Rate\*: 3 bedroom, 3 bath and approx. 1600 sq. ft.

1 Low income BMR: 3 bedroom, 3 bath and approx. 1600 sq. ft. plus .40 of the standard housing mitigation fee.

4 Units (25%) shall have porches, balconies, for any area viewed from the public right-of-way or multi-unit courtyards interior to the project

7 Units (50%) shall have side-loading, detached, rear garages, or two car garages with tandem parking space. to accommodate a third vehicle inside the garage.

\*The final sales price (at close of escrow) for the four moderate rate units will be based on HUD income limits for a family of 4 at the closing date.

(ii) Over and above the BMR units, the project provides:  
3 additional 10% detached units.

(iv) The Property Owner shall provide at least (one) (1) of the units for participation in a Below Market Rate (BMR) for sale program approved by the Community Development Department. The BMR unit(s) shall be approved by the City of Morgan Hill Planning Commission and Site and Architectural Review process. The BMR unit shall be under construction and the framing inspection passed prior to the issuance of the 14th building permit.

(v) Below Market Rate (BMR) purchasers shall be treated in the same manner as purchasers of non-BMR units. Developer, including Developer's company, employees, and/or agents) agrees to assist BMR purchasers with all phases of the sales transaction, including, but not limited to, the preparation of any and all documents necessary to complete the sale and representation by a licensed real estate agent/broker.

(vi) Property Owner will provide the buyer(s) of the BMR unit(s) the same option to upgrade the materials in the BMR home as a market rate buyers would in the market rate homes.

(vii) Property Owner will provide the same level of customer service to the BMR buyer as the market rate buyer.

(viii) The Below Market Rate (BMR) Program Guidelines are hereby incorporated herein in full by this reference.

(ix) Exterior trim entry door hardware, and finish to the same standard as the Market Rate.

(x) Minimum standards for equipment, fixtures, appliances and finishes have been established for the BMR units. All items installed shall be of good quality. Good quality shall be deemed as entry level but generally not the lowest level of product offered for that application. All products shall offer durability, reliability and maintain a quality appearance and function that is standard to most other median priced homes in the area. The below listed items must be installed as a basic feature of each BMR home.

(xi) Minimum Interior standard finishes will be as follows:

- All closets shall have doors
- Interior doors to be raised panel type or same as market rate
- Door hardware to be brass finish or the equivalent
- Appliances shall be major brand name
- Microwave with an exhaust vent shall be installed over the range.
- Kitchen counters shall be white ceramic tile
- Kitchen cabinets shall be stained wood with white melamine interiors
- Units will be roughed in for AC including electrical and line set.
- Basic alarm system to secure all accessible openings to the home
- Carpet in bedrooms, hallways, family rooms
- Linoleum or tile in entry, bathrooms kitchens
- Laminate flooring may be substituted for carpet or linoleum
- Electric garage door opener

(m) Property Owner agrees to include the following **Quality of Construction** features in the development:

- (i) All homes will have EPA "Energy Star" labeled windows with low-e coatings and vinyl or metal frames,
- (ii) Installation of a high efficiency gas furnace of 90 percent efficiency rating or greater in all dwelling units.
- (iii) Installation of air conditioning units with high efficiency condensing unit with a SEER rating of 12 or higher.
- (iv) Installation of a high efficiency gas furnace with an efficiency rating of 90 percent or greater, in all units
- (v) Installation of a HERS (Home Energy Rating System) certified heating and air conditioning (HVAC) system with all duct work tested and certified to achieve a minimum 3 percent savings in the home energy budget.
- (vi) All homes to be fitted with on demand re-circulating hot water system with demand pumping.
- (vii) Point of use water heater.
- (viii) Restricted flow showerheads.

- (ix) Reverse Osmoses filtration system at all kitchen sinks.
- (x) Installation of cast-iron drainage pipe and piping insulation between floors for sound reduction of plumbing.
- (xi) Installation of future ready wiring concepts such as home running phone lines from all habitable rooms directly to main phone box rather than looping using RJ6 for television/video and high speed computer access, and CAT5R or equivalent for telephone lines.
- (xii) Central home Patch and Router Panel for networking.
- (xiii) Class A roof covering, concrete or better.
- (xiv) Glued and screwed sub-floors.
- (xv) TJI silent floor joists and JST floor systems.
- (xvi) Installation of sound deadening board and fiberglass batt wall insulation selected interior walls.
- (xvii) Pre-plumb gas lines to dryer along with 220 volt outlet.
- (xviii) All garages to be finished with GYD wallboard - tape, stipple painted.
- (xix) Use at least two different roof lines and two different pitches throughout the project, i.e. gable, hipped, dormers, Mansard, etc.
- (xx) Each standard trim and base color must represent no more than 15% of the project

(n)  
improvements:

The Property Owner agrees to provide the following **Circulation**

- (i) Provides for dedication and improvement of extensions to existing streets or shared parking lots outside of the project boundaries. The cost of the offered dedication and public improvements shall be equal to or greater than \$2200 per unit or the \$2200 per unit amount shall be contributed to the Measure C Capitol Improvement Fund.

(o)  
improvements:

The Property Owner agrees to provide the following **Safety and Security**

- (i) Provides fire escape ladders for upper floor bedrooms and one mounted fire extinguisher (rated 2A10BC) for up to the first 1,500 square feet of floor space, and one additional extinguisher for each additional 1,500 square feet of floor space or fraction thereof.
- (ii) Provides a first aid kit with a poison control document to be installed in the kitchen area of the home.
- (iii) Provide outdoor lighting to meet all police department specifications.

- (iv) Provide a hardwired carbon monoxide detection device or devices with battery backups to be located per manufacturer's requirement with at least one detector per floor of the residence.
- (v) Install illuminated address numbers for each unit and painted reflective curb numbers where possible.
- (vi) Noncombustible siding is used on at least 75 percent of the total units and comprises at least 50 percent of the siding of an individual unit.
- (vii) Neighborhood Emergency Preparedness Program administered through a homeowners association or central property management.

(p)  
improvements:

- The Property Owner agrees to provide the following **Landscape**
  - (i) Twenty-four inch box-size trees from a city approved list, with a minimum height of nine feet and a spread of three to four feet. The box-size trees will be provided within the development at a ratio of one box-size tree per ten trees provided with the landscape area to be installed by the developer. The one box size tree per ten trees calculation does not include street trees.
  - (ii) Sufficient planting shall be provided around all necessary and appropriate group parking to achieve shading and visual screening as viewed from the public street.
  - (iii) Varied front yard landscaping plans are installed by the developer.
  - (iv) Deciduous trees will be planted along the south facing side of homes or buildings.
  - (v) All street trees are twenty-four inch box trees from the city approved list.
  - (vi) Project provides street trees consistent with the Street Tree Master Plan that addresses tree selection, location of trees on each lot, proper tree spacing, and preservation of any existing trees.
  - (vii) Drought tolerant grasses are used for lawn areas and no more than twenty-five percent of the landscape area is covered with lawn. The twenty-five percent lawn coverage calculation is exclusive of landscape area within parks.

(viii) Automatic irrigation systems utilize separate valves and circuits for trees; shrubs and ground covers; and lawn areas. Minimum of three separate valves required. A separate valve shall be provided for the following areas: front lawn, rear lawn, and for trees, shrubs and groundcover (combined) where viable. If trees, shrubs, and groundcover cannot be combined under 1 valve, a separate valve for trees shall be provided, resulting in a minimum of 4 separate valves required. Water conserving irrigation system is also used within the development, i.e., drip irrigation.

(ix) The landscape to be installed by the developer will include hardscape coverage such as decorative paving, wood decking, decorative stone and similar non-irrigated areas on at least fifteen percent of the landscape area. Pedestrian walkways across circulation aisles are not included in this item.

(x) For at least 75% of all plant material, uses water conserving plants contained on the Selected Plant List, Appendix A of the City Water Conservation Landscape Guide.

(xi) Project provides a separate water source (e.g., well, import or recycled water) to irrigate common area landscape areas and front yard areas that are maintained by a homeowners association.

(xii) Landscaping shall be installed on all areas visible from public and private rights-of-way.

(xiii) Project uses pervious pavement in all open parking lots, driveways and sidewalk areas to minimize drainage runoff.

(q) The Property Owner agrees to provide the following Natural and Environmental improvements:

(i) Minimal grading is required which is considered a fill or excavation of less than two feet in depth (three feet is acceptable for detention ponds).

(ii) Dry wall is source separated and recycled.

(iii) Wood waste is source separated for recycling or composting.

(iv) Cardboard containers and boxes are source separated and recycled.

(r) The Property Owner agrees to provide the following Livable Community improvements:

- (i) Provides low-maintenance on-site walkways and on-site bike paths throughout the development. Installation of city standard sidewalks, or pathways which are redundant of city standard sidewalks do not fulfill this requirement.
- (ii) Project will construct a bus stop or improvements per VTA will be constructed to conform to VTA standards and these improvements are located on an approved or planned Valley Transportation Agency (VTA) transit route and accepted by the VTA for maintenance.
- (iii) Project will widen Monterey Road and San Pedro Avenue next to the U.S. Post Office and provide bicycle striping and legends per stated requirements at a cost of \$6,857 per unit. In lieu of Monterey Rd. and San Pedro Ave. widening, the project will contribute \$6,857 to the MC Capitol Improvement Fund.

(s) The Property Owner shall record constructive notice on the Final Parcel Map for the development that each lot is subject to the requirements of this Development Agreement, and that commitments under the Agreement which the City has permitted the Property Owner to delay must be fulfilled by the next subsequent property owners.

(t) The project shall provide the following information, by address for each unit, to the Community Development Department:

- (i) Date of sale
- (ii) The number of bedrooms
- (iii) The final sales price

This information shall be reported on an annual basis for the calendar year and is due to the City by March 30 of the following year for every year until the project is completed and all units are sold.

#### 15. Effect of Agreement on Land Use Regulations.

(a) Unless otherwise provided herein or by the provisions of the Residential Development Control System, the rules, regulations and official policies governing permitted uses of the real property, governing density and governing the design, improvement and construction standards and specifications applicable to development of the real property are those rules, regulations and official policies, including without limitation building code requirements, in force at the time of the execution of this Agreement.

(b) This Agreement does not prevent the City, in subsequent actions applicable to the real property, from applying new rules, regulations and policies which do not conflict with those rules, regulations and policies applicable to the real property as set forth in Paragraph 14 and in effect at the time of the execution of this Agreement. Any rules, regulations or policies enacted by the City subsequent to the execution of this Agreement which are in conflict with those rules, regulations and policies in effect at the time of the execution of this Agreement or in conflict with the terms of this Agreement shall not be applied to the Project.

(c) The City shall be entitled to impose development fees in effect at the time a vested tentative map or other equivalent map is approved, rather than those in effect as of the date of this Agreement. The City shall be entitled to apply building standards in effect at the time the building permits are actually issued, rather than those in effect as of the date of this Agreement.

(d) This Agreement does not prevent the City from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations and policies.

(e) Nothing contained herein will give Property Owner a vested right to develop the described Project or to obtain a sewer connection for said Project in the absence of sewer capacity available to the Project.

16. State or Federal Law. In the event that state or federal laws, or regulation, enacted after this Agreement have been entered into, prevent or preclude compliance with one or more provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations.

17. Periodic Review.

(a) The City shall review this Agreement at least at four times per year and on a schedule to assure compliance with the Residential Development Control System, at which time the Property Owner is required to demonstrate good faith compliance with the terms of this Agreement.

(b) If, as a result of such periodic review, the City finds and determines, on the basis of substantial evidence, that Property Owner has not complied in good faith with the terms or conditions of this Agreement, the City may rescind all or part of the allotments awarded to Property Owner and award said allotments to the next Residential Development Control System applicant who has qualified for such allotments.

18. Amendment or cancellation of Agreement. This Agreement may be amended, or canceled in whole or in part, by mutual consent of the parties and in the manner provided for in California Government Code Section 65868, 65867 and 65867.5.

19. Enforcement. Unless amended or canceled pursuant to Paragraph 18 hereof, this Agreement shall be enforceable by any party to it notwithstanding any change in any applicable general or specific plan, zoning, subdivision, or building regulation adopted by the City, which alters or amends the rules, regulations or policies specified in Paragraph 14 and 15.

20. Termination of Agreement. This Agreement shall terminate upon the occurrence of one or more of the following events or conditions:

(a) The City finds and determines, in accordance with the terms of Paragraph 17, that Property Owner has not reasonably complied in good faith with the terms of this Agreement and the City elects to terminate this Agreement;

(b) Property Owner gives the City written notice of its decision to terminate this Agreement;

(c) Property Owner and the City mutually consent to termination of this Agreement in accordance with the terms of Paragraph 18; or

(d) Issuance of the Certificate of Completion referred to in Paragraph 10(d), provided that this Agreement shall only terminate with respect to that part of the Project to which the Certificate of Completion applies.

21. Default by Property Owner. Property Owner shall be in default under this Agreement upon the occurrence of one or more of the following events or conditions:

(a) If a written warranty, representation or statement was made or furnished by Property Owner to the City with respect to this Agreement which was known or should have been known to be false in any material respect when it was initially made;

(b) A finding and determination by the City of Morgan Hill made following a periodic review under the procedure provided for in Government Code Section 65856.1 that upon the basis of substantial evidence, the Property Owner has not complied in good faith with one or more of the material terms or conditions of this Agreement.

22. Default by the City of Morgan Hill. The City is in default under this Agreement upon the occurrence of one or more of the following events or conditions:

(a) The City, or its boards, commissions, agencies, agents or employees, unreasonably fails or refuses to take action on proposals, applications or submittal presented by the Property Owner within a reasonable time after receipt of such proposals, applications or submittal.

(b) The City unreasonably fails or refuses to perform any obligation owed by it under this Agreement.

(c) The City imposes upon Property Owner rules, regulations or official policies governing permitted uses, density, maximum height and size of proposed structures and reservations (dedications) of land for public purposes of the Property or the design, improvement and construction standards and specifications applicable to the development of the Property, which are not the same in all material respects as those rules, regulations and official policies in effect at the time of the execution of this Development Agreement and which adversely and materially affect the Project.

23. Cure of Default.

(a) This section shall govern cure of defaults except to the extent to which it may be in conflict with the Residential Development Control System. Upon the occurrence of an event of default by either party, the party not in default (the "non-defaulting party") shall give the party in default (the "defaulting party") written notice of the default. The defaulting party shall have thirty (30) calendar days from the date of notice (subject to subsection (b) below) to cure the default if such default is curable within thirty (30) days. If such default is so cured, then the parties need not take any further action except that the defaulting party may require the non-defaulting party to give written notice that the default has been adequately cured.

(b) Should the default not be cured within thirty (30) calendar days from the date of notice, or should the default be of a nature which cannot be reasonably cured within such thirty (30) day period and the defaulting party has failed to commence within said thirty (30) day period and thereafter diligently prosecute the cure, the non-defaulting party may then take any legal or equitable action to enforce its rights under this Development Agreement.

## 24. Remedies.

(a) In the event Property Owner defaults under the terms of this Agreement, the City, after holding a properly noticed hearing may rescind all or part of the allotments awarded to Property Owner and award said allotments to the next Residential Development Control System applicant who has qualified for such allotments or may terminate or modify this Development Agreement.

(b) In the event the City defaults under the terms of this Agreement, in no event shall the Property Owner be entitled to any of the following:

- (i) Punitive damages;
  - (ii) Damages for lost profits;
  - (iii) Damages for expenditures or costs incurred to the date of this Agreement.

(c) The parties hereby explicitly acknowledge and agree that remedies for any issue or dispute arising out of the performance or non-performance of this Agreement are limited to those provided under actions for mandamus, declaratory relief and/or specific performance. The parties further agree that in no event shall any party shall maintain any action, claim or prayer for damages pursuant to any alleged federal or state constitutional or statutory claim, or incurred as a result of an alleged breach of this Agreement.

25. Attorneys Fees and Costs. If legal action by either party is brought because of breach of this Agreement or to enforce a provision of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

26. Notices. All notices required or provided for under this Agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid addressed as follows:

City of Morgan Hill: Community Development Department  
City of Morgan Hill  
17555 Peak Avenue  
Morgan Hill, CA 95037

With a copy to:

City Clerk  
City of Morgan Hill  
17555 Peak Avenue  
Morgan Hill, CA 95037

Property Owner: Alcini Partnership  
Attn: Paul Schuyler  
20711 Leonard Road  
Saratoga, Ca. 95070

A party may change the address shown above by giving notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

27. **Force Majeure.** Either party hereto, acting in good faith, shall be excused from performing any obligations or undertakings provided in this Agreement in the event and for so long as the performance of any such obligation is prevented, delayed, retarded or hindered by an act of God, fire, earthquake, floods, explosion, actions of the elements, war, invasion, insurrection, riot, mob violence, strikes, lockouts, eminent domain, inability to obtain labor or materials or reasonable substitutes therefore, non City governmental restrictions, regulations or controls, including revisions to capacity ratings of the wastewater plant by the Regional Water Quality Control Board, the State Water Resources Board, or any court action or judicial orders; unreasonable delays in processing applications or obtaining approvals, consent or permits, filing of legal actions, or any other cause, not within the reasonable control of such party. Active negligence of either party, its officers, employees or agents shall not excuse performance.

28. **Rules of Construction and Miscellaneous Terms.**

(a) The singular includes the plural; the masculine gender includes the feminine; "shall" is mandatory; "may" is permissive.

(b) If a part of this Agreement is held to be invalid, the remainder of the Agreement is not affected.

(c) This writing contains in full, the final and exclusive Agreement between the parties.

(d) The time limits set forth in this Agreement may be extended by mutual consent of the parties.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on the day and year first above written.

APPROVED AS TO FORM:

CITY OF MORGAN HILL

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JANET KERN, City Attorney

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J. EDWARD TEWES, City Manager

Attest:

---

IRMA TORREZ, City Clerk

PROPERTY OWNER(S)

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**(ALL SIGNATURES, EXCEPT CITY CLERK AND CITY ATTORNEY,  
MUST BE ACKNOWLEDGED BY A NOTARY)**

**EXHIBIT "A"**

**DEVELOPMENT ALLOTMENT EVALUATION**

**MC-04-15: Church-Alcini**

(See Entire Documents on File in the  
Community Development Department - City Hall)  
CITY OF MORGAN HILL

**EXHIBIT "B"**  
**DEVELOPMENT SCHEDULE MC-04-15: Church-Alcini:**  
**FY 2006-07, 14 allocations**

|             |   |          |
|-------------|---|----------|
| <b>I.</b>   | <b>SUBDIVISION AND ZONING APPLICATIONS</b>                      |          |
|             | Applications Filed:   | 08-18-05 |
| <b>II.</b>  | <b>SITE REVIEW APPLICATION</b>                                  |          |
|             | Application Filed:  | 07-30-06 |
| <b>III.</b> | <b>FINAL MAP SUBMITTAL</b>                                      |          |
|             | Map, Improvements Agreement and Bonds:<br>FY 2006-07            | 07-30-06 |
| <b>IV.</b>  | <b>BUILDING PERMIT SUBMITTAL</b>                                |          |
|             | Submit plans to Building Division for plan check:<br>FY 2006-07 | 08-15-06 |
| <b>V.</b>   | <b>BUILDING PERMITS</b>   |          |
|             | Obtain Building Permits:<br>FY 2006-07                          | 09-30-06 |
|             | Commence Construction:<br>FY 2006-07                            | 04-30-07 |

Failure to obtain building permits and commence construction by the dates listed above, shall result in the loss of building allocations. Submitting a Final Map Application or a Building Permit six (6) or more months beyond the filing dates listed above shall result in the applicant being charged a processing fee equal to double the building permit plan check fee and/or double the map checking fee to recoup the additional costs incurred in processing the applications within the required time limits. Additionally, failure to meet the Final Map Submittal and Building Permit Submittal deadlines listed above may result in loss of building allocations. In such event, the property owner must re-apply under the development allotment process outlined in Section 18.78.090 of the Municipal Code if development is still desired.

An exception to the loss of allocation may be granted by the City Council if the cause for the lack of commencement was the City's failure to grant a building permit for the project due to an emergency situation as defined in Section 18.78.140 or extended delays in environmental reviews, permit delays not the result of developer inactions, or allocation appeals processing.

If a portion of the project has been completed (physical commencement on at least 7 dwelling units and lot improvements have been installed according to the plans and specifications), the property owner may submit an application for reallocation of allotments. Distribution of new building allocations for partially completed project shall be subject to the policies and procedures in place at the time the reallocation is requested.

- 20 -  
**EXHIBIT "C"**

**LEGAL DESCRIPTION**  
**MC-04-15: Church-Alcini**

All that certain real property situated in the City of Morgan Hill, County of Santa Clara, State of California, described as follows:

APN 817-01-061

All that portion of land designated and delineated as "Parcel B" in the Certificate of Compliance filed for record in the Office of the Recorder of the County of Santa Clara on June 18, 1993 under Recorder's Series No. 11957472, Official Records and being more particularly described as follows:

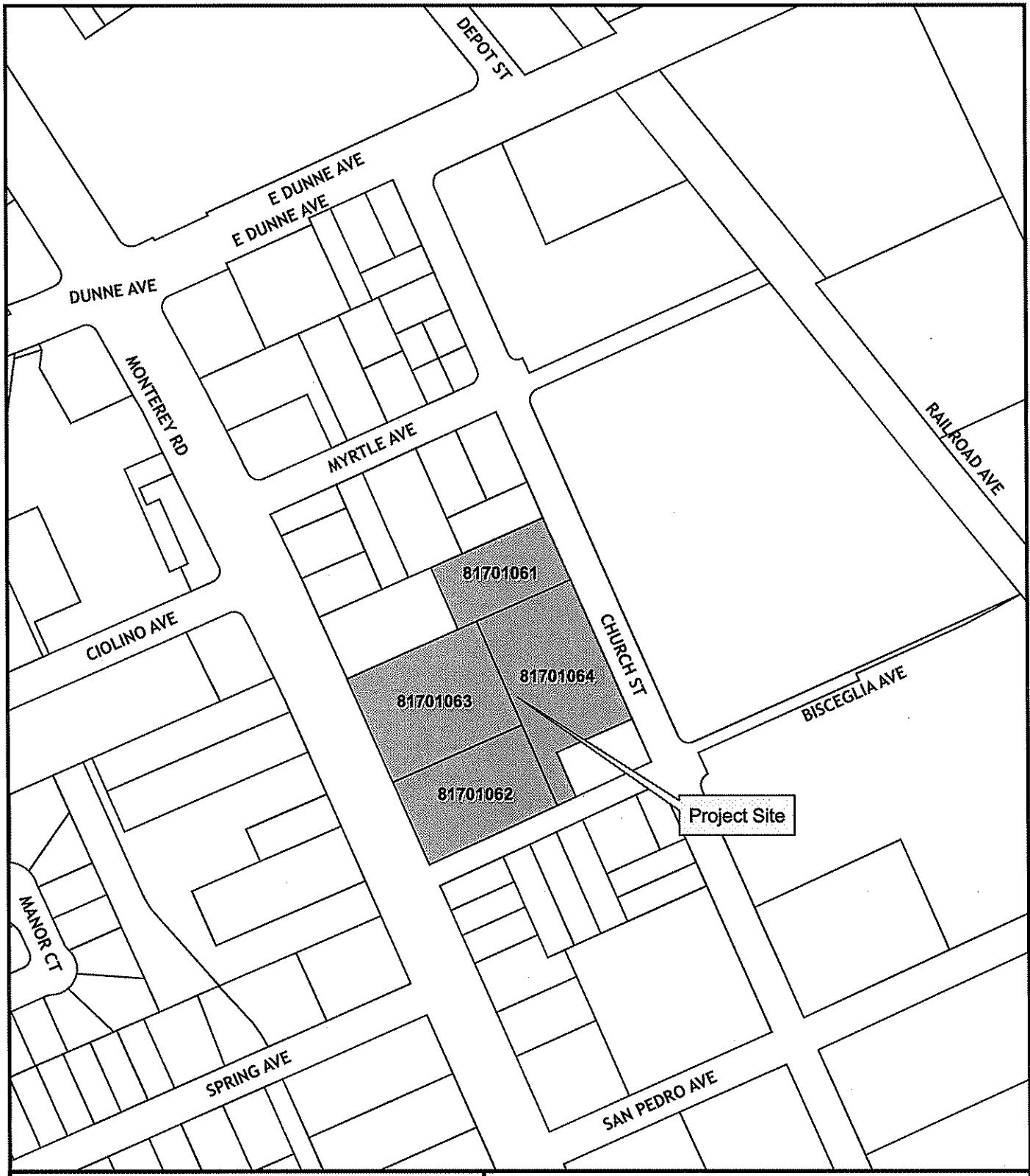
A portion of Lot5, as shown upon that certain Map entitled, "CATHERINE DUNNE RANCH MAP NO. 5", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on April 5, 1897, in Book I of Maps, at Page 59, more particularly described as follows:

BEGINNING at the point of intersection of the South westerly line of Church Street with the Northwesterly line of said Lot, as shown on said Map and running thence along the Southwesterly line of Church Street South 24° 40' 30" East, 114.29 feet; thence leaving said line and running South 64° 19' 30" West, 209.00 feet; thence North 24° 40' 30" West, 114.29 feet to a point in the Northwesterly line of said Lot 5; thence along said Northwesterly line North 64° 19' 30" East, 209.00 feet to the point of beginning.

All that certain real property situated in the City of Morgan Hill, County of Santa Clara, State of California, described as follows:

APN 817-01-064

Parcel 3, as shown on the Parcel Map filed September 7, 2000 in Book 731 of Maps, pages 22 and 23.



0 90 180 360 540 720  
Feet



## ZA-05-09: Church-Alcini

### Vicinity Map

This map was produced by the City of Morgan Hill Community Development Department. The data was collected from a variety of reliable sources. However, the City of Morgan Hill makes no representation as to its accuracy and disclaims any liability to persons who may rely upon it.

